

**TOWNSHIP OF SOUTH WHITEHALL
LEHIGH COUNTY, PENNSYLVANIA**

PLANNING COMMISSION

MAY 20, 2021

GOTOMEETING VIRTUAL MEETING

<https://global.gotomeeting.com/join/757430189>

A G E N D A

	<u>Estimated Time</u>
<u>AGENDA ITEM #1</u> – CALL TO ORDER/PLEDGE OF ALLEGIANCE	7:30 pm
<u>AGENDA ITEM #2</u> - APPROVAL OF MINUTES	7:35 pm
The minutes of the March 18 and April 15, 2021 meetings (to be delivered by email)	
<u>AGENDA ITEM #3</u> – COMPREHENSIVE PLAN UPDATE SUMMARY	7:40 p.m.
<u>AGENDA ITEM #4</u> – SUBDIVISION REVIEW	
A. PROPOSED FLEX BUILDING 1215 HAUSMAN ROAD MAJOR PLAN 2018-106 <u>REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW</u>.....PAGE 3	7:45-8:20 pm
1. Staff Presentation	
2. Applicant Presentation	
3. Courtesy of the Floor	
4. Planning Commission Decision	
<u>AGENDA ITEM #5</u> – ZONING ORDINANCE AMENDMENT	8:20-8:45 pm
No-Impact/Low-Impact Home-Based BusinessPAGE 77	
<u>AGENDA ITEM #6</u> – TRANSPORTATION INFRASTRUCTURE UPDATE	8:45-8:55 pm
<u>AGENDA ITEM #7</u> – COMPREHENSIVE PLAN UPDATE	8:55-9:30 pm
<u>AGENDA ITEM #8</u> – COURTESY OF THE FLOOR	9:30-9:55 pm
<u>AGENDA ITEM #9</u> – ADJOURNMENT	10:00 pm
NOTE: Estimated time is only a guide. Applicants are expected to be on time.	

PROPOSED FLEX BUILDING 1215 HAUSMAN ROAD
MAJOR SUBDIVISION #2018-106
ATTACHMENTS

- 1. Memorandum**
- 2. Site Plan**
- 3. Township Engineer Review dated May 14, 2021**
- 4. Township Water and Sewer Engineer Review dated February 12, 2021**
- 5. Township Geotechnical Review dated January 11, 2021 and July 22, 2020**
- 6. Public Works Department Review dated May 11, 2021**
- 7. Community Development Department Review dated May 14, 2021**
- 8. Zoning Officer Review dated May 12, 2021**
- 9. Public Safety Commission Review dated January 3, 2021**
- 10. Parks and Recreation Board Review dated October 15, 2018**
- 11. Landscape and Shade Tree Commission Review dated October 10, 2019**
- 12. LVPC Reviews dated August 16, 2019 and March 12, 2021**
- 13. LCCD Review dated December 28, 2020**
- 14. Applicant's Correspondence:**
 - A. Project Narrative dated September 19, 2019**
 - B. TIS Executive Summary dated September 2019**

TO: PLANNING COMMISSION
FROM: GREGG ADAMS, PLANNER
SUBJECT: PROPOSED FLEX BUILDING 1215 HAUSMAN ROAD
MAJOR SUBDIVISION #2018-106
REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW
DATE: FEBRUARY 15, 2021
COPIES: BOARD OF COMMISSIONERS, R. BICKEL, D. MANHARDT, L. HARRIER,
A. SILVERSTEIN, J. ZATOR, ESQ., J. ALDERFER, ESQ, S. PIDCOCK,
APPLICANT, SUB. FILE #2018-106

LOCATION AND INTENT:

The application to develop the property located at 1215 Hausman Road. The plan proposes the razing of the existing barn and the construction of a 90,100 square-foot flex building, an 89-car parking lot, truck court and associated stormwater management facilities on the 10.7-acre tract. The subject property is zoned IC-1 industrial-Commercial-1 (Special Height Limitation). Lee Butz is the owner and Forge Development Group is the applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

At their February 18, 2021 meeting, the Planning Commission reviewed and took under advisement a preliminary/final plan for Proposed Flex Building 1215 Hausman Road Major Plan 2018-106.

On February 17, 2020, Forge Development Group filed an application for Appeal 2020-02 1215 Hausman Road Warehouse for a variance from the requirement for 450 feet of road frontage for a Warehousing and Distribution Use. The application was subsequently withdrawn by the applicant on December 1, 2020.

On November 21, 2019, Forge Development Group submitted an application for Conditional Use Review 2019-601 1215 Hausman Road Warehouse. The application was withdrawn from the December 19, 2019 Planning Commission agenda prior to the meeting at the request of the applicant. The application is still active.

At their October 18, 2018 meeting, the Planning Commission reviewed Major Sketch Plan 2018-106 Proposed Flex Building 1215 Hausman Road

On February 17, 1986, the Zoning Hearing Board, through Zoning Appeal A-2-86, made a favorable interpretation of Section 12.25(b)(2) regarding the extent, size and intensity of a residential accessory use to permit a 1,440 square foot garage.

REVIEWING AGENCIES COMMENTS:

- A. Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida’s review dated May 14, 2021. Mr. Tallarida’s comments pertain

to waiver requests, plan detail, stormwater management, traffic, pavement repairs, and outside agency approvals.

- B. Township Water and Sewer Engineer** – The comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard’s review dated February 12, 2021. Mr. Newhard’s comments pertain to plan detail and sewer line tie-in.
- C. Township Geotechnical Engineer** – The comments of the Geotechnical Engineer are contained in Mr. Chris Taylor’s review dated January 11, 2021 and July 22, 2020. Mr. Taylor’s comments January 11, 2021 comments pertain to a waiver request. The July 22, 2020 comments pertain to Recommendation for Infiltration Stormwater Management BMPs, site testing and plan locations, and plan detail.
- D. Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender’s memorandum dated May 11, 2021. His comments pertain to sanitary sewer connection and ownership of the waterline.
- E. Lehigh Valley Planning Commission** – The land development comments of the Lehigh Valley Planning are contained in Ms. Jillian Seitz’s review dated August 16, 2019. Ms. Seitz’s comments pertain to truck traffic’s impact on the local road network, and truck staging capabilities, driver amenities, and alternate transportation linkages. The LVPC’s Drainage Plan review is contained in Mr. Geoffrey Reese, review dated March 12, 2021. Mr. Reese reports that the plan is consistent with the Act 167 requirements.
- F. Lehigh County Conservation District** – The comments of the Lehigh County Conservation District are contained in Ms. Holly Kaplan’s review dated December 28, 2020. Ms. Kaplan notes that the applicant’s application to the LCCD is complete and technically adequate and that a technical review of the submission will commence.
- G. Pennsylvania Department of Environmental Protection** - The applicant is to obtain approvals from the PA Department of Environmental Protection for wetland disturbance, NPDES Permits, and Sewage Facilities Planning Module Exemption.
- H. Landscape and Shade Tree Commission** –The Landscape and Shade Tree Commission reviewed the plan at its September 23, 2019 meeting and found the plan acceptable
- I. Public Safety Committee** – The Public Safety Commission reviewed the plan at its January 3, 2021 meeting and reported that the prior comments have been addressed.
- J. Parks and Recreation Board** –The Parks and Recreation Board reviewed the plan at its October 8, 2018 meeting and recommended that the applicant contribute money in lieu of land dedication to meet the parks and open space requirements of the Subdivision and Land Development Ordinance.
- K. Community Development Department** – The Department’s technical review letter is dated May 14, 2021 and provides comment pertaining to zoning issues, public

safety, open space, water and sewer, stormwater, plan detail, waiver and deferral requests, and Comprehensive Plan and Official Map consistency.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

The Department recommends that the Planning Commission recommend preliminary/final plan approval to the Board of Commissioners subject to the applicant complying with the following conditions:

1. That the applicant shall execute subdivision improvement, security, maintenance and indemnification agreements acceptable to the Township and its Solicitor, that sufficient security in a form acceptable to the Township be posted, such security shall be available for draws/presentation no further than 60 miles from the Township's office, and evidence of necessary insurance coverage shall be provided prior to the plan being recorded.
2. That the applicant shall address to the satisfaction of the Township Engineer, the comments of Mr. Anthony Tallarida, as contained in his review dated May 14, 2021.
3. That the applicant shall address to the satisfaction of the Township Water and Sewer Engineer, the comments of Mr. Jason Newhard, as contained in his review dated February 12, 2021
4. That the applicant shall address to the satisfaction of the Township Geotechnical Consultant, the comments of Mr. Chris Taylor, as contained in his reviews dated July 22, 2020 and January 11, 2021.
5. That the applicant shall address to the satisfaction of the Public Works Department, the comments of Mr. Herb Bender, as contained in his review dated May 11, 2021.
6. That the applicant shall address to the satisfaction of the Community Development Department, the comments of Mr. Gregg Adams, as contained in his review dated May 14, 2021.
7. That the applicant shall comply with the October 15, 2018 recommendation of the Parks and Recreation Board.
8. That the applicant shall addresses all issues and obtains all approvals deemed necessary by the South Whitehall Township Board of Commissioners in so far as matters pertaining to the Township's water and sewer service are concerned.
9. That the applicant shall obtain a letter from the Pennsylvania Department of Environmental Protection and/or the Lehigh County Conservation District approving the NPDES Permit application pursuant to Sections 312-14(b)(2)(C) and 312-39(e) of the Subdivision and Land Development Ordinance.
10. That the applicant shall obtain a letter from the Pennsylvania Department of Environmental Protection approving a sewage facilities planning module.

11. That the applicant shall dedicate to the Township additional right-of-way along the frontage of Hausman Road at a width acceptable to the Township. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Dedication in a form acceptable to the Township Solicitor, and an Opinion of Record Title prepared by applicant's counsel indicating that the dedication is free and clear of liens and encumbrances that would affect the Township's use of said property. The applicant shall furnish to the Township Solicitor a description for the dedication that has been approved by the Township Engineer, a copy of the current deed for the property showing current ownership and recites the deed book volume and page reference.
12. That the applicant shall dedicate to the Township a utility easement of sufficient size in an area acceptable to the Township for accessing the water meter pit. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Easement in a form acceptable to the Township Solicitor, and an Opinion of Record Title prepared by developer's counsel indicating that the easement is free and clear of liens and encumbrances that would affect the Township's use of said property. The developer shall furnish to the Township Solicitor a description for the easement that has been approved by the Township Engineer, a copy of the current deed for the property showing current ownership and recites the deed book volume and page reference.
13. That a Declaration of Covenants and Easement for Maintenance of Stormwater Management Facilities prepared by the Township Solicitor be executed for the maintenance of the on-site stormwater facilities.
14. That the applicant shall reconcile all open invoices for Township engineering and legal services prior to the plan being recorded.
15. That the plan shall be revised and deemed "clean" prior to the presentation to the Board of Commissioners.

Planning Commission deadline date to act on the plan:

June 14, 2021

Board of Commissioners deadline date to act on the plan:

July 14, 2021







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CLIENT LOGO:



REVISION	DATE	DESCRIPTION	BY
7-18-2019		GENERAL REVISIONS	MMV
8-19-2019		GENERAL REVISIONS	GSP
11-4-2019		PER TOWNSHIP REVIEW	GSP
1-22-2020		GENERAL REVISIONS	GSP
2-14-2020		FOR NPDES SUBMISSION	GSP
3-23-2020		PER TOWNSHIP REVIEW	GSP
4-7-2020		GENERAL REVISIONS	GSP
6-24-2020		FOR SUBMISSION	MMV
10-20-2020		PER TOWNSHIP REVIEW	GSP
11-02-2020		PER LCDD REVIEW	GSP
12-04-2020		PER TOWNSHIP REVIEW	GSP
4-1-2021		PER TOWNSHIP & LCDD REVIEWS	GSP

PLAN DATE: **FEBRUARY 11, 2019**

DRAWING SCALE: **1"=40'**

DRAWN BY: GSP
CHECKED BY: PAS

PRELIMINARY/FINAL

PROJECT: PROPOSED

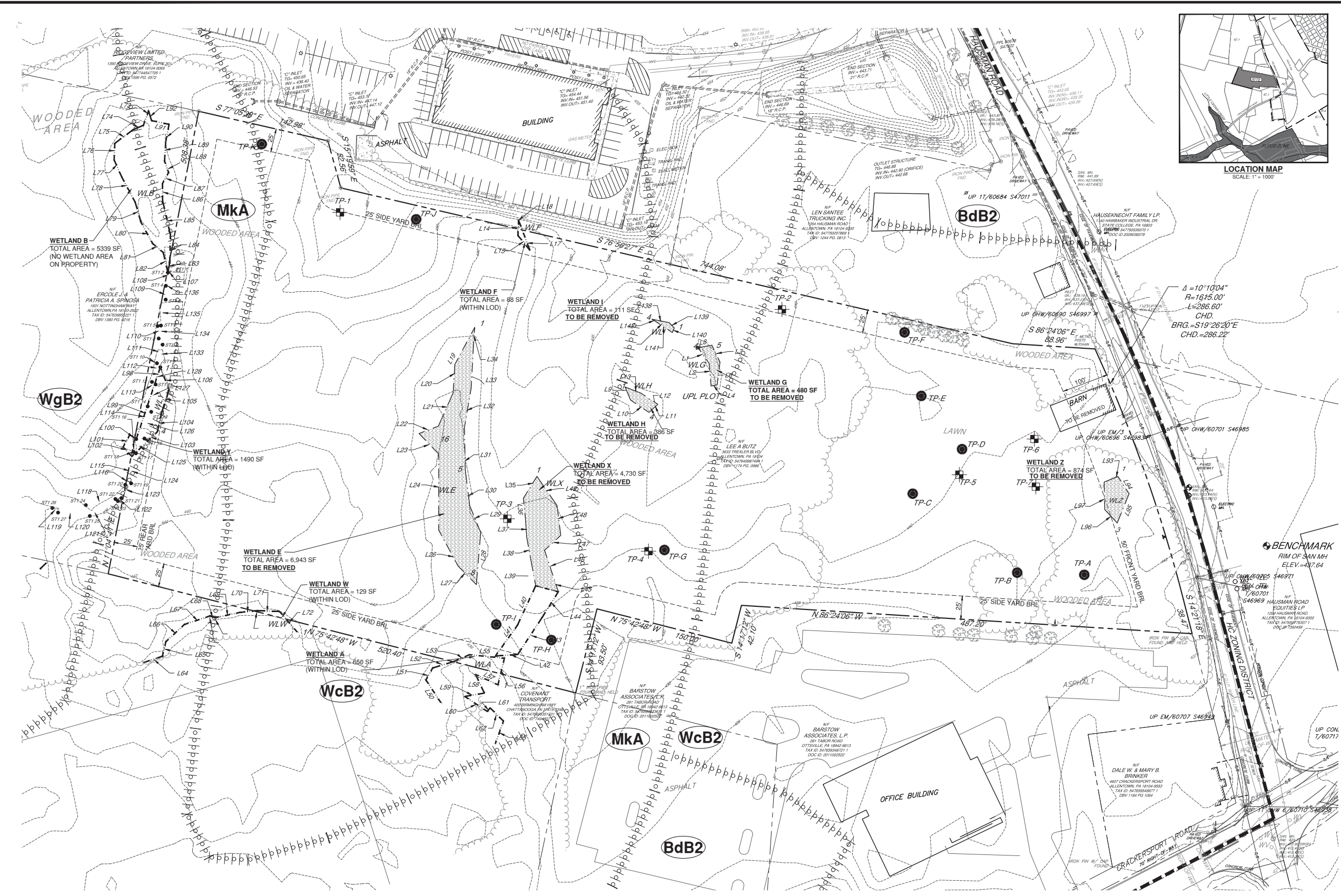
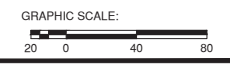
FLEX BUILDING

1215 HAUSMAN ROAD
SOUTH WHITEHALL TOWNSHIP,
LEHIGH COUNTY,
PENNSYLVANIA

SHEET TITLE:
EXISTING FEATURES PLAN

PROJECT NUMBER: 1877

SHEET: **3 OF 26**



TOWNSHIP REVIEW STATEMENT

THE PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONSISTENCY WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USE AND ZONING REQUIREMENTS OF ZONING, INVESTIGATIONS REGARDING PERIPHERAL LAND AND PLAN ISSUES WHICH ARE NOT REQUIRED AS PART OF A REVIEW PROCESS SUCH AS CLARITY OF TITLE, SURFACE CONDITIONS INCLUDING BUT NOT LIMITED TO, SOIL AND WATER QUALITY, KARST GEOLOGICAL ACTIVITY, AND WETLANDS AND ARCHAEOLGICAL ISSUES, OR SUCH OTHER ISSUES AS APPROPRIATE THAT MAY AFFECT THE MERCHANTABILITY OF THE LAND, HAVE NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP OR THE TOWNSHIP ENGINEER. THE TOWNSHIP AND TOWNSHIP ENGINEER MAKE NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES, WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS. THE TOWNSHIP ENGINEER, THE TOWNSHIP AND TOWNSHIP ENGINEER MAKE NO REPRESENTATION OR WARRANTY CONCERNING THE DESIGN OF THE PROJECT OR THE QUALITY OF THE CONSTRUCTION. THE TOWNSHIP ENGINEER, THE TOWNSHIP AND TOWNSHIP ENGINEER MAKE NO REPRESENTATION OR WARRANTY CONCERNING THE DESIGN OF THE PROJECT OR THE QUALITY OF THE CONSTRUCTION. THE TOWNSHIP ENGINEER, THE TOWNSHIP AND TOWNSHIP ENGINEER MAKE NO REPRESENTATION OR WARRANTY CONCERNING THE DESIGN OF THE PROJECT OR THE QUALITY OF THE CONSTRUCTION.

GROUND WATER ELEVATION TESTING CHART

INFILTRATION TEST NUMBER	GROUND SURFACE ELEVATION	INFILTRATION TEST ELEVATION	INFILTRATION TEST DEPTH (FT.)	FINAL RECORDED RATE (IN./HR.)
TP-1	450	449	1.0	0.0
TP-2	446	445	1.0	3.5
TP-3	441	439.6	1.4	1.0
TP-4	440	439.2	0.8	2.25
TP-5	442	440.6	1.4	1.0
TP-6	442	440.7	1.3	2.5
TP-7	441	439.25	1.75	2.5

INFILTRATION TESTING PERFORMED BY GEO-TECHNOLOGY ASSOCIATES, INC. (GTA) IN MARCH 2019.

NOTES:

- DATE OF AS-BUILT SURVEY: DECEMBER 11, 2018.
- HORIZONTAL: NAD83 (2011).
- VERTICAL: NAVD 88.
- A TITLE COMMITMENT HAS NOT BEEN PROVIDED TO THE SURVEYOR.

SURVEY REFERENCES:

- PLAN ENTITLED "SKETCH - LOT LINE ADJUSTMENT PLAN FOR THE LANDS OF ALVIN H. BUTZ, INC. & L.F. REALTY PARTNERSHIP", PREPARED BY KEYSTONE CONSULTING ENGINEERS INC., DATED DECEMBER 06, 1996, LAST REVISED MAY 12, 1997.
- PLAN ENTITLED "SITE PLAN - PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR I.C.A.S. INC.", PREPARED BY KEYSTONE CONSULTING ENGINEERS INC., DATED DECEMBER 22, 1995, LAST REVISED MARCH 01, 1997 AND RECORDED IN THE LEHIGH COUNTY RECORDER OF DEEDS OFFICE IN PLAN MAJOR VOL. 34, PAGE 96.

SOIL CLASSIFICATION

THIS SOIL TAKEN FROM THE SOIL SURVEY OF LEHIGH COUNTY, PA PERFORMED BY THE U.S. DEPT. OF AGRICULTURE SOIL CONSERVATION SERVICE, DATED NOVEMBER 1963. THIS SITE IS FOUND ON MAP PAGE 25.

MKA MELVIN SILT LOAM LOCAL ALLUVIUM 0-3% SLOPES MODERATELY ERODED

WgB2 WASHINGTON GRAVELLY LOAM COARSE VARIANT 3-8% SLOPES MODERATELY ERODED

WcB2 WASHINGTON GRAVELLY LOAM COARSE VARIANT 0-3% SLOPES MODERATELY ERODED

BdB2 BEDFORD SILT LOAM MODERATELY ERODED

CALL BEFORE YOU DIG

POSSIBLE HAZARD LOCATIONS
WORKING DAYS NOTICE FOR
CONSTRUCTION PERMITS AND 15
WORKING DAYS IN DESIGN
STAKE-OUT CALL

1-800-242-1776
NO. 20183530923 DATE: 12-19-2018

BENCHMARK
RIM OF SANITARY MANHOLE
ELEV.=437.64 (NAVD 88 DATUM)



STATEMENT OF INTENDED USE:
 IT IS THE INTENT OF THIS LAND DEVELOPMENT PLAN TO CREATE A BUILDING WITH A FLEX USE, AS PERMITTED BY SOUTH WHITEHALL TOWNSHIP ZONING ORDINANCE 2008-08704. A FLEX USE IS DEFINED AS A USE WITH A FLEX SPACE THAT WOULD NOT OTHERWISE BE PERMITTED IN ACCORDANCE WITH THIS ZONING CHAPTER NOR DOES IT ADEQUATELY REQUIRE ANY OF ANY INDIVIDUAL USE PROHIBITED WITHIN THE FLEX SPACE THAT ARE IN ACCORDANCE WITH THIS ZONING CHAPTER.

OPEN SPACE NOTE:
 OPEN SPACE FEES IN LBS OF OPEN SPACE ARE, ARE PROVIDED IN ACCORDANCE WITH SOUTH WHITEHALL TWP. SAID. SECTION 303-34(D)

Δ = 10°10'04"
 R = 1615.00'
 L = 286.60'
 CHD.
 BRG. = S19°26'20"E
 CHD. = 286.22'



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REVISIONS

DATE	DESCRIPTION	BY
7-18-2019	GENERAL REVISIONS	MVM
9-19-2019	GENERAL REVISIONS	GSP
11-4-2019	PER TOWNSHIP REVIEW	GSP
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3-23-2020	PER TOWNSHIP REVIEW	GSP
4-7-2020	GENERAL REVISIONS	GSP
6-24-2020	FOR SUBMISSION	MVM
10-20-2020	PER TOWNSHIP REVIEW	GSP
11-02-2020	PER LCCD REVIEW	GSP
12-04-2020	PER TOWNSHIP REVIEW	GSP
4-1-2021	PER TOWNSHIP & LCCD REVIEWS	GSP

PLAN DATE: **FEBRUARY 11, 2019**
 DRAWING SCALE: 1"=40'
 DRAWN BY: GSP
 CHECKED BY: PAS

PRELIMINARY/FINAL

PROJECT: PROPOSED

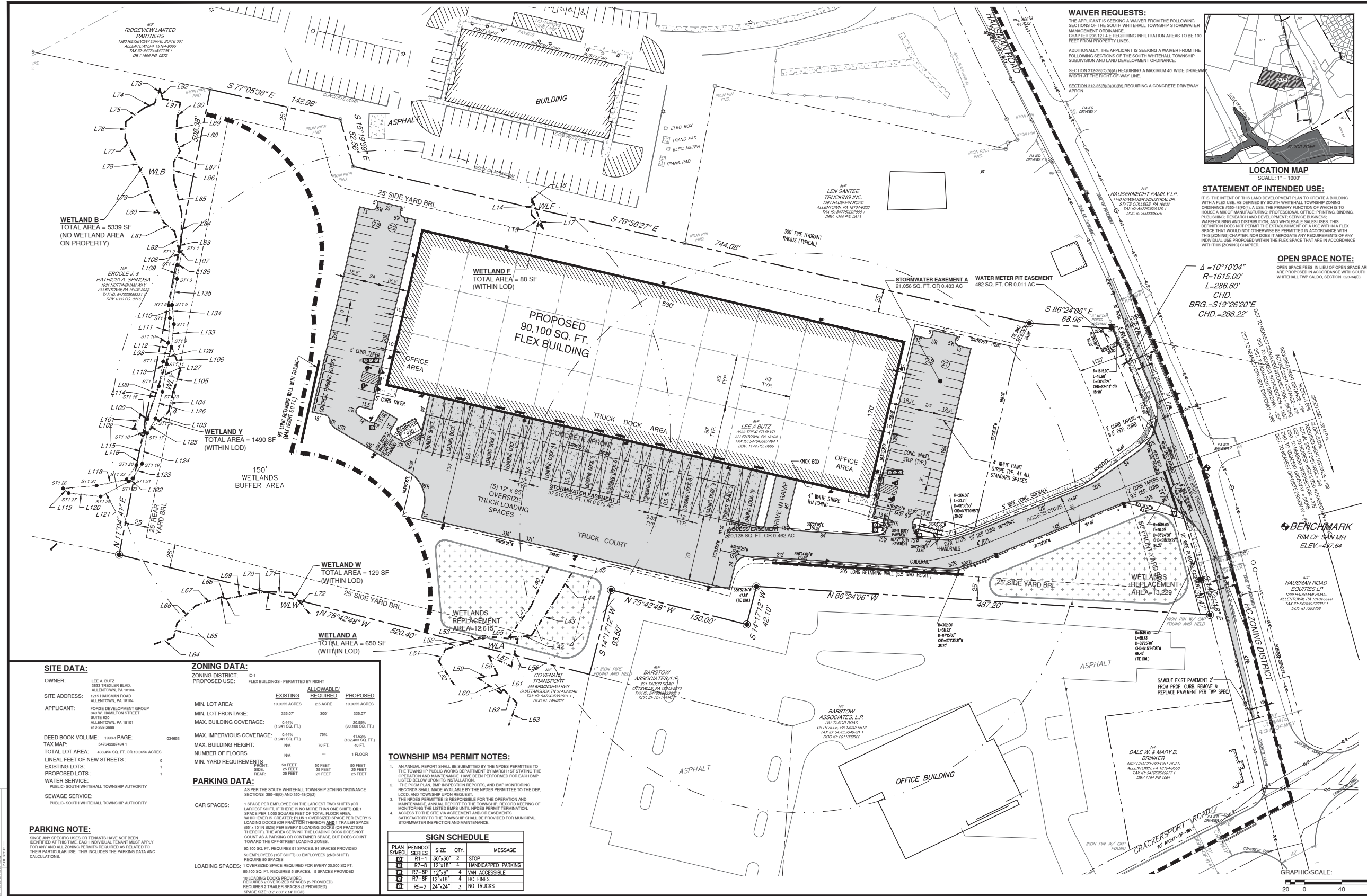
FLEX BUILDING

1215 HAUSMAN ROAD
 SOUTH WHITEHALL TOWNSHIP,
 LEHIGH COUNTY,
 PENNSYLVANIA

SITE PLAN

PROJECT NUMBER: 1877

SHEET: **4 OF 26**



SITE DATA:

OWNER: LEE A. BUTZ, 3533 TREADLER BLVD, ALLENTOWN, PA 18104

SITE ADDRESS: 1215 HAUSMAN ROAD, ALLENTOWN, PA 18104

APPLICANT: FORGE DEVELOPMENT GROUP, 940 W. HAMILTON STREET, SUITE 100, ALLENTOWN, PA 18101

DEED BOOK VOLUME: 1998-1 PAGE: 03483

TAX MAP: 547588284-1

TOTAL LOT AREA: 438,456 SQ. FT. OR 10.0566 ACRES

LINEAL FEET OF NEW STREETS: 0

EXISTING LOTS: 1

PROPOSED LOTS: 1

WATER SERVICE: PUBLIC: SOUTH WHITEHALL TOWNSHIP AUTHORITY

SEWAGE SERVICE: PUBLIC: SOUTH WHITEHALL TOWNSHIP AUTHORITY

ZONING DATA:

ZONING DISTRICT: IC-1
 PROPOSED USE: FLEX BUILDINGS - PERMITTED BY RIGHT

	EXISTING	ALLOWABLE/REQUIRED	PROPOSED
MIN. LOT AREA:	10,056.6 ACRES	2.5 ACRE	10,056.6 ACRES
MIN. LOT FRONTAGE:	325.07'	300'	325.07'
MAX. BUILDING COVERAGE:	0.44% (1,941 SQ. FT.)	20.50% (90,100 SQ. FT.)	20.50% (90,100 SQ. FT.)
MAX. IMPERVIOUS COVERAGE:	0.44% (1,941 SQ. FT.)	75%	41.82% (182,463 SQ. FT.)
MAX. BUILDING HEIGHT:	NA	70 FT.	40 FT.
NUMBER OF FLOORS:	NA	---	1 FLOOR

PARKING DATA:

AS PER THE SOUTH WHITEHALL TOWNSHIP ZONING ORDINANCE SECTIONS 350-48(C) AND 350-48(D)(2)

CAR SPACES: 1 SPACE PER EMPLOYEE ON THE LARGEST TWO SHIFTS (OR LARGEST SHIFT, IF THERE IS NO MORE THAN ONE SHIFT) OR 1 SPACE PER 1,000 SQUARE FEET OF TOTAL FLOOR AREA, WHICHEVER IS GREATER PLUS OVERSIZE SPACES PER EVERY 9 LOADING DOCKS OR TRAILER THERIOP AND 1 TRAILER SPACE PER 10' x 40' SIDE BY SIDE OR CONTAINER SPACE, BUT DOES NOT COUNT AS A PARKING SPACE. OVERSIZE SPACES PROVIDED TOWARD THE OFF-STREET LOADING ZONES.

90,100 SQ. FT. REQUIRES 9 SPACES; 91 SPACES PROVIDED

50 EMPLOYEES (1ST SHIFT) 30 EMPLOYEES (2ND SHIFT) REQUIRE 65 SPACES

LOADING SPACES: 1 OVERSIZE SPACE REQUIRED FOR EVERY 20,000 SQ. FT. 90,100 SQ. FT. REQUIRES 5 SPACES. 5 SPACES PROVIDED

15 LOADING DOCKS PROVIDED

REQUIRES 2 OVERSIZE SPACES (2 PROVIDED)

REQUIRES 2 TRAILER SPACES (2 PROVIDED)

SPACE SIZE: (12' x 80' x 14' HIGH)

TOWNSHIP MS4 PERMIT NOTES:

- AN ANNUAL REPORT SHALL BE SUBMITTED BY THE NPDES PERMITTEE TO THE TOWNSHIP PUBLIC WORKS DEPARTMENT BY MARCH 1ST STATING THE OPERATION AND MAINTENANCE. HAVE BEEN PERFORMED FOR EACH BMP LISTED BELOW ON THIS INSTALLATION.
- THE FCMA PLAN, BMP INSPECTION REPORTS, AND BMP MONITORING RECORDS SHALL MAKe AVAILABLE BY THE NPDES PERMITTEE TO THE DEP, LCCD, AND TOWNSHIP UPON REQUEST.
- THE NPDES PERMITTEE IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE, ANNUAL REPORT TO THE TOWNSHIP, RECORD KEEPING OF MONITORING THE LISTED BMPS, AND PERMIT TERMINATION.
- ACCESS TO THE SITE VIA AGREEMENT AND/OR EASEMENTS SATISFACTORY TO THE TOWNSHIP SHALL BE PROVIDED FOR MUNICIPAL STORMWATER INSPECTION AND MAINTENANCE.

SIGN SCHEDULE

PLAN SYMBOL	PERIODIC SYMBOL	SIZE	QTY.	MESSAGE
○	R1-1	30" x 30"	2	STOP
○	R7-8	12" x 18"	4	HANDICAPPED PARKING
○	R7-8F	12" x 16"	4	VAN ACCESSIBLE
○	R7-8F	12" x 18"	4	HC TRUCKS
○	R5-2	24" x 24"	3	NO TRUCKS

TOWNSHIP REVIEW STATEMENT
 THE PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONSISTENCY WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USES AND DIMENSIONAL REQUIREMENTS OF ZONING. INVESTIGATIONS REGARDING PERIPHERAL LAND AND PLAN ISSUES INCLUDING BUT NOT LIMITED TO, SOIL AND WATER QUALITY, KNAST GEOLOGICAL ACTIVITY, AND HISTORIC AND ARCHAEOLOGICAL ISSUES, OR SUCH OTHER ISSUES AS APPROPRIATE, THAT MAY AFFECT THE MERCHANTABILITY OF THE LAND, HAVE NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP OR THE TOWNSHIP ENGINEER. THE TOWNSHIP AND TOWNSHIP ENGINEER MAKE NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES. INVESTIGATIONS SHOULD BE CONDUCTED BY QUALIFIED PROFESSIONALS COMMISSIONED BY THE DEVELOPER AND/OR LAND OWNERS AS APPROPRIATE, AND INDICATED ON THE APPROPRIATE REGULATORY PRACTICE, ZONING, CONSISTENCY, CLOSURE, AND ANY INTERNAL LOTS AND STREETS HAVE BEEN OVERVIEWED WITH RESPECT TO APPLICABLE ORDINANCE STANDARDS FOR MATHEMATICAL COMPLETENESS, CLARITY OF PROPERTY BOUNDARY, CLOSURE, AND AREA ONLY. THE RESEARCH FOR AND DETERMINATION AND LOCATION OF PROPERTY LINES, STREET RIGHTS-OF-WAY, AND OTHER EASEMENTS, ETC., ARE THE RESPONSIBILITY OF THE SURVEYOR OF RECORD WHOSE SEAL APPEARS ON THIS PLAN AND HAVE NOT BEEN INDEPENDENTLY COVERED OR VERIFIED BY THE TOWNSHIP, THE TOWNSHIP ENGINEER, OR THE TOWNSHIP SURVEYOR.

THE LOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE DEVELOPER/DESIGN ENGINEER AND OTHER LOCATIONS OF SUCH UTILITIES HAVE NOT BEEN REVIEWED BY THE TOWNSHIP COMPANY OR THE TOWNSHIP. THE DEVELOPER/DESIGN ENGINEER IS RESPONSIBLE FOR CONFORMING THE LOCATION OF ALL UTILITIES TO APPLICABLE REGULATIONS AND ORDINANCES. THE TOWNSHIP ENGINEER'S RESPONSIBILITY IS TO RESOLVE SUCH CONFLICTS, INCLUDING BUT NOT LIMITED TO REVISION, CONSTRUCTION DETAILS, UTILITY REGULATIONS, ETC., MAY RESULT IN CONFLICTS WITH EXISTING UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION.

CALL BEFORE YOU DIG
 FORMERLY UNDERGROUND UTILITY LOCATIONS
 1-800-242-1776
 NO. 20193530923 DATE: 12-19-2018

BENCHMARK
 RIM OF SANITARY MANHOLE
 ELEV. = 437.64 (NAVD 88 DATUM)

ENGINEER'S CERTIFICATION
 I HEREBY CERTIFY THAT THE ABOVE PLAN AND SURVEY TO BE CORRECT AND ALL OF ITS DETAILS.

MICHAEL MINERVINI, P.E. 011233
 LIBERTY ENGINEERING, INC.
 7150 WINDSOR DR., SUITE 5
 ALLENTOWN, PA 18106
 (484)223-1761 - FAX (484)223-1768

SURVEYOR CERTIFICATION
 I HEREBY CERTIFY THAT THE ABOVE PLAN AND SURVEY TO BE CORRECT AND ALL OF ITS DETAILS.

SURVEYOR _____ DATE _____

TOWNSHIP PLANNING COMMISSION
 RECOMMENDED FOR APPROVAL ON _____ BY THE SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION.

CHAIRMAN'S SIGNATURE _____ SECRETARY'S SIGNATURE _____

TOWNSHIP BOARD OF COMMISSIONERS
 APPROVED ON _____ BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH WHITEHALL.

PRESIDENT _____ SECRETARY _____
 TOWNSHIP ENGINEER _____

LEHIGH VALLEY PLANNING COMMISSION
 REVIEWED BY: THE LEHIGH VALLEY PLANNING COMMISSION.

REVIEWER _____ DATE _____

APPLICANT CERTIFICATION
 THE APPLICANT IS THE OWNER, EQUITABLE OWNER OR HAS AN OPTION OR CONDITIONAL CONTRACT OF SALE ON THE LAND PROPOSED TO BE SUBDIVIDED OR DEVELOPED. THAT NO LITIGATION OR LIENS EXIST OR ARE PENDING AGAINST THE SITE, THAT THE PLAN HAS BEEN PROCESSED WITH THE APPLICANT'S FREE CONSENT.

ANDREW BALDO, PRINCIPAL, FORGE DEVELOPMENT GROUP, DATE _____

APPLICANT CERTIFICATION
 THE APPLICANT CERTIFIES THAT HE WILL PROPERLY GRADE ALL INDIVIDUAL LOTS TO PROVIDE ADEQUATE SURFACE DRAINAGE SO THAT NO LOW SPOTS OR WATER POCKETS CREATE A PUBLIC NUISANCE AND THAT HE WILL PLACE PERMANENT CONCRETE REFERENCE MONUMENTS TO GRADE AS NOTED ON THE PLAN UPON COMPLETION OF GRADING.

ANDREW BALDO, PRINCIPAL, FORGE DEVELOPMENT GROUP, DATE _____

APPLICANT CERTIFICATION
 THE APPLICANT ACKNOWLEDGES THAT FOLLOWING APPROVAL OF THIS PLAN, PLAN CHANGES MAY BE REQUIRED TO ADDRESS THE COMMENTS AND REGULATIONS OF THE OUTSIDE AGENCIES RESPONSIBLE TO REVIEW ANY ASPECT OF THE PROJECT REFLECTED ON THIS PLAN, INCLUDING BUT NOT LIMITED TO POST-CONSTRUCTION STORMWATER MANAGEMENT AND NPDES PERMIT REGULATIONS. IN THE EVENT OF CHANGES TO THE PLAN FOLLOWING APPROVAL, (WHETHER OR NOT THE PLAN HAS BEEN RECORDED), THE APPLICANT SHALL SUBMIT THE REVISED PLAN TO THE TOWNSHIP FOR REVIEW BEFORE THE APPLICANT MAY MOVE FORWARD WITH CONSTRUCTION ACTIVITIES PURSUANT TO THE REVISED PLAN (WHETHER OR NOT THE PLAN HAS BEEN RECORDED).

ANDREW BALDO, PRINCIPAL, FORGE DEVELOPMENT GROUP, DATE _____

CORPORATION NOTARY CERTIFICATION
 STATE OF _____
 COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME APPEARED _____ THE UNDERSIGNED OFFICER, PERSONALLY KNOWN TO ME, WHO IS A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY ABOVE SAID, AND WHOSE COMMISSION EXPIRES ON _____, 20____, AND WHOSE QUALIFICATION AND EXPIRATION DATE ARE RECORDED IN THE OFFICE OF THE PROthonARY PUBLIC FOR THE COUNTY AND STATE ABOVE SAID, AND WHOSE QUALIFICATION AND EXPIRATION DATE ARE RECORDED IN THE OFFICE OF THE PROthonARY PUBLIC FOR THE COUNTY AND STATE ABOVE SAID, AND WHOSE QUALIFICATION AND EXPIRATION DATE ARE RECORDED IN THE OFFICE OF THE PROthonARY PUBLIC FOR THE COUNTY AND STATE ABOVE SAID, AND WHOSE QUALIFICATION AND EXPIRATION DATE ARE RECORDED IN THE OFFICE OF THE PROthonARY PUBLIC FOR THE COUNTY AND STATE ABOVE SAID, AND WHOSE QUALIFICATION AND EXPIRATION DATE ARE RECORDED IN THE OFFICE OF THE PROthonARY PUBLIC FOR THE COUNTY AND STATE ABOVE SAID.

NOTARY PUBLIC: _____

STORMWATER STATEMENT
 NOTWITHSTANDING ANY PROVISIONS OF THE TOWNSHIP STORMWATER MANAGEMENT PLAN, INCLUDING EXEMPTION AND WAIVER PROVISIONS, ANY LANDOWNER AND ANY PERSON ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND WHICH MAY AFFECT STORMWATER RUNOFF CHARACTERISTICS SHALL, IN IMPLEMENTING SUCH MEASURES AS ARE REASONABLY NECESSARY TO PREVENT INJURY TO HEALTH, SAFETY OR OTHER PROPERTY, SUCH MEASURES SHALL INCLUDE SUCH ACTIONS AS ARE REQUIRED TO MANAGE THE RATE OF VOLUME, DIRECTION AND QUALITY OF RESULTING STORMWATER RUNOFF IN A MANNER WHICH OTHERWISE ADEQUATELY PROTECTS HEALTH AND PROPERTY FROM INJURY AND DAMAGE.

MUNICIPALITY REVIEW AND APPROVAL OF THE DRAINAGE PLAN OR THE SUBSEQUENT OBSERVATION AND APPROVAL OF STORM WATER MANAGEMENT FACILITIES, SHALL NOT CONSTITUTE LAND DEVELOPMENT OR REALTY OF THE MUNICIPALITY OR OTHERWISE CAUSE THE MUNICIPALITY TO BE ENGAGED IN THE ALTERATION OR DEVELOPMENT OF THE LAND. BY SUBMITTING AN APPLICATION UNDER THE TOWNSHIP STORMWATER MANAGEMENT PLAN, THE DEVELOPER HEREBY AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE MUNICIPALITY AND ALL OF ITS REPRESENTATIVES, SERVANTS, EMPLOYEES, OFFICIALS AND CONSULTANTS OF AND FROM ANY AND ALL CLAIMS, DAMAGES, CAUSES OF ACTIONS OR SUITS WHICH ARISE OUT OF OR RELATE TO THE REVIEW, APPROVAL, CONSTRUCTION OR OBSERVATION OF THE DEVELOPER'S DRAINAGE PLAN AND STORMWATER MANAGEMENT FACILITIES.

LEHIGH CO. RECORDING INFORMATION
 PLANS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA, AS DOCUMENT # _____ ON THE _____ DAY OF _____, 20____.



THIS DRAWING AND ALL INFORMATION THEREON CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF LIBERTY ENGINEERING, INC. AND MAY NOT BE USED OR DISCLOSED WITHOUT THEIR PRIOR WRITTEN CONSENT. COPIES OF THIS DRAWING WITHOUT A SIGNATURE AND PROFESSIONAL ENGINEER'S SEAL OR RAISED IMPRESSION SEAL SHALL NOT BE CONSIDERED VALID, UNLESS VERIFIED IN WRITING BY LIBERTY ENGINEERING, INC. THIS DRAWING IS PROVIDED AS CONVENIENCE TO THE OWNER AND/OR USER AT THEIR OWN RISK.



DATE	DESCRIPTION	BY
7-18-2019	GENERAL REVISIONS	MVM
9-19-2019	GENERAL REVISIONS	GSP
11-4-2019	PER TOWNSHIP REVIEW	GSP
1-22-2020	GENERAL REVISIONS	GSP
2-14-2020	FOR NPDES SUBMISSION	GSP
3-23-2020	PER TOWNSHIP REVIEW	GSP
4-7-2020	GENERAL REVISIONS	GSP
6-24-2020	FOR SUBMISSION	MVM
10-20-2020	PER TOWNSHIP REVIEW	GSP
11-02-2020	PER LCDD REVIEW	GSP
12-04-2020	PER TOWNSHIP REVIEW	GSP
4-1-2021	PER TOWNSHIP & LCDD REVIEWS	GSP

PLAN DATE:
FEBRUARY 11, 2019

DRAWING SCALE:	DRAWN BY:
1"=40'	GSP
	PAS

PRELIMINARY/FINAL

PROJECT:
PROPOSED

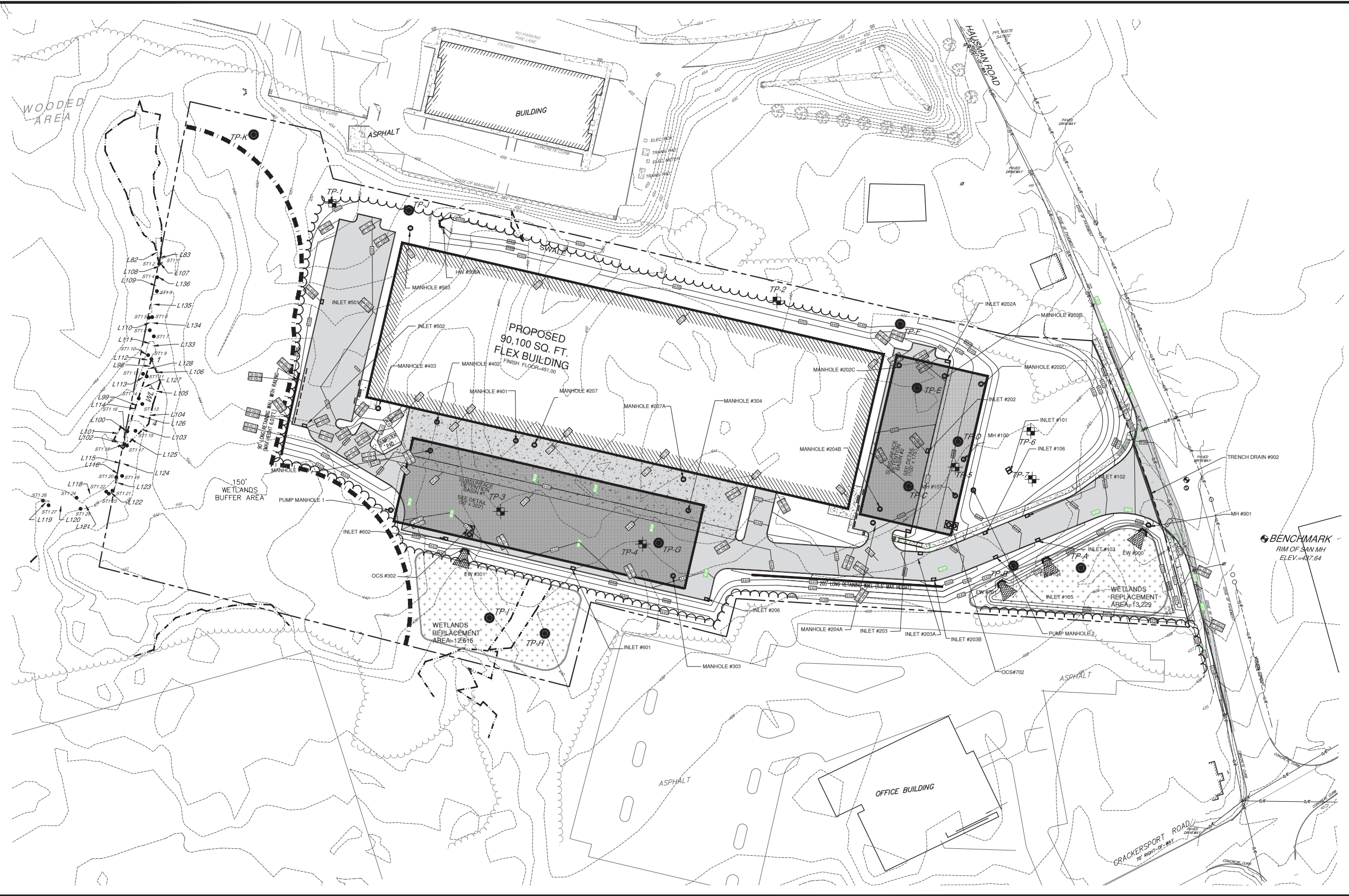
FLEX BUILDING

1215 HAUSMAN ROAD
SOUTH WHITEHALL TOWNSHIP,
LEHIGH COUNTY,
PENNSYLVANIA

SHEET TITLE:
GRADING PLAN

PROJECT NUMBER:
1877

SHEET:
5 OF 26

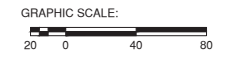


TOWNSHIP REVIEW STATEMENT
THE PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONFORMANCE WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USE AND DIMENSIONAL REQUIREMENTS OF ZONING, INVESTIGATIONS REGARDING PERIPHERAL LAND AND PLAN ISSUES WHICH ARE NOT REQUIRED AS PART OF A REVIEW PROCESS SUCH AS GATED TITLE, SURFACE CONDITIONS INCLUDING BUT NOT LIMITED TO, SOIL AND WATER QUALITY, KARST GEOLOGICAL ACTIVITY, AND HISTORY AND ARCHAEOLOGICAL ISSUES, OR SUCH OTHER ISSUES AS APPROPRIATE THAT MAY AFFECT THE MERCHANTABILITY OF THE LAND, HAVE NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP OR THE TOWNSHIP ENGINEER. THE TOWNSHIP AND TOWNSHIP ENGINEER MAKE NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES, WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS. THE COMMISSIONED BY THE DEVELOPER AND/OR LAND OWNERS) AS APPROPRIATE, AND ENGAGED IN THE APPROPRIATE FIELD OF PRACTICE, DIMENSIONS AND GEOMETRY OF THE PROPERTY BOUNDARY AND ANY INTERNAL LOTS AND STREETS HAVE BEEN OVERVIEWED WITH RESPECT TO APPLICABLE ORDINANCE STANDARDS FOR MATHEMATICAL COMPLETENESS, CLARITY OF DIRECTION, CONSISTENCY, CLOSURE, AND AREA (ONLY). THE RESEARCH FOR AND DETERMINATION AND LOCATION OF PROPERTY LINES, STREET RIGHTS-OF-WAY, AND OTHER EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE SURVEYOR OR RECORD WHOSE SEAL APPEARS ON THIS PLAN, AND HAVE NOT BEEN INDEPENDENTLY CORNERED OR VERIFIED BY THE TOWNSHIP, THE TOWNSHIP ENGINEER, OR THE TOWNSHIP SOLICITOR.

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES WORKING DAYS NOTICE FOR CONSTRUCTION PERMITS AND 15 WORKING DAYS IN DESIGN STAGE OF CALL.

BENCHMARK
RIM OF SANITARY MANHOLE
ELEV. = 437.64 (NAVD 88 DATUM)

1-800-242-1776
NO. 20183530923 DATE: 12-19-2018



UNDERGROUND DETENTION BASIN NOTES

- BASIN SURGRADE SHALL BE FULLY EXPOSED FOR INSPECTION BY THE TOWNSHIP'S GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF LINER MATERIAL. A MINIMUM OF 48 HOURS NOTICE PRIOR WHEN REQUESTING INSPECTION.
- SURGRADE SHALL BE FREE FROM UNCONTROLLED FILL, ORGANICS, OR OTHER DELECTERIOUS MATERIALS.
- SURGRADE SHALL BE LEVEL WITH NO COURSE FRAGMENTS PROTRUDING ABOVE THE SURFACE. CONTRACTOR SHALL PROVIDE SURVEY CONTROL AND LEVELING EQUIPMENT TO DEMONSTRATE THAT THE SURGRADE IS LEVEL AND AT THE CORRECT ELEVATION.
- IF OVER-EXCAVATION IS REQUIRED, THE PROJECT GEOTECHNICAL ENGINEER SHALL PROPOSE THE MATERIAL AND METHOD OF PLACEMENT TO FILL ANY VOIDS CREATED BY OVER-EXCAVATION. THIS PROPOSAL SHALL BE PROVIDED TO THE TOWNSHIP GEOTECHNICAL CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING WORK.



THIS DRAWING AND ALL INFORMATION THEREON CONSTITUTES ORIGINAL AND UNPUBLISHED WORK OF LIBERTY ENGINEERING, INC. AND MAY NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF LIBERTY ENGINEERING, INC. ENGINEER'S SEAL OR BASED IMPRESSION SEAL SHALL NOT BE CONSIDERED VALID UNLESS VERIFIED IN WRITING BY LIBERTY ENGINEERING, INC. THIS DRAWING IS PROVIDED AS CONVENIENCE TO THE OWNER AND/OR USER AT THEIR OWN RISK.



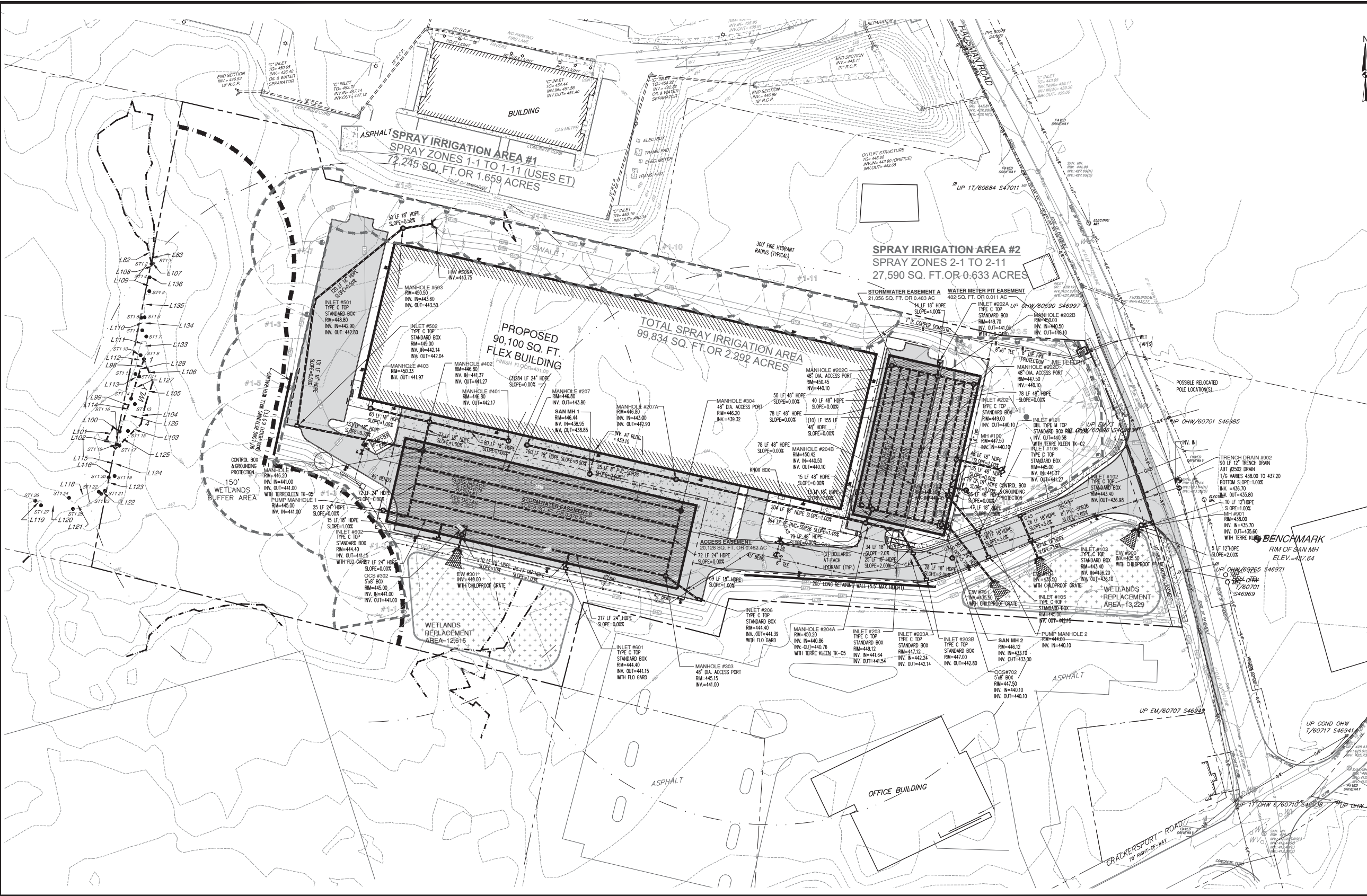
REVISION	DATE	DESCRIPTION	BY
1-18-2019		GENERAL REVISIONS	MMV
3-19-2019		GENERAL REVISIONS	GSP
11-4-2019		PER TOWNSHIP REVIEW	GSP
1-22-2020		GENERAL REVISIONS	GSP
2-14-2020		FOR NPDES SUBMISSION	GSP
3-23-2020		PER TOWNSHIP REVIEW	GSP
4-7-2020		GENERAL REVISIONS	GSP
6-24-2020		FOR SUBMISSION	MMV
10-20-2020		PER TOWNSHIP REVIEW	GSP
11-02-2020		PER LCCD REVIEW	GSP
12-04-2020		PER TOWNSHIP REVIEW	GSP
4-4-2021		PER TOWNSHIP LCCD REVIEWS	GSP

DATE: FEBRUARY 11, 2019
DRAWING SCALE: 1"=40'
DRAWN BY: GSP
CHECKED BY: PAS

PRELIMINARY/FINAL

PROJECT: PROPOSED
FLEX BUILDING
1215 HAUSMAN ROAD
SOUTH WHITEHALL TOWNSHIP,
LEHIGH COUNTY,
PENNSYLVANIA

UTILITY PLAN
PROJECT NUMBER: 1877
SHEET: 6 OF 26

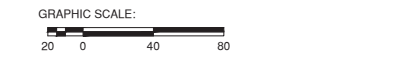


TOWNSHIP REVIEW STATEMENT
THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONFORMANCE WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USE AND ORDINANCE REQUIREMENTS OF ZONING, INVESTIGATIONS REGARDING PERIPHERAL LAND AND PLAN ISSUES WHICH ARE NOT REQUIRED AS PART OF A REVIEW PROCESS SUCH AS A CITY OF TITLE, SURFACE CONDITIONS INCLUDING BUT NOT LIMITED TO SOIL AND WATER QUALITY, KARST GEOLOGICAL ACTIVITY, AND HISTORY AND ARCHAEOLOGICAL ISSUES, OR SUCH OTHER ISSUES AS APPROPRIATE THAT MAY AFFECT THE MERCHANTABILITY OF THE LAND. HAVE NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP OR THE TOWNSHIP ENGINEER. THE TOWNSHIP AND TOWNSHIP ENGINEER MAKE NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES, WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS. COMMENTS BY THE DEVELOPER AND/OR LAND OWNERS AS APPROPRIATE, AND ENGAGED IN THE APPROPRIATE FIELD OF PRACTICE, ENGINEERING AND GEOMETRY OF THE PROPERTY BOUNDARY AND ANY INTERNAL LOTS AND STREETS HAVE BEEN OVERVIEWED WITH RESPECT TO APPLICABLE ORDINANCE STANDARDS FOR MATHEMATICAL COMPLETENESS, CLARITY OF DETECTION, CONSISTENCY, CLOSURE, AND AREA ONLY. THE RESEARCH FOR AND DETERMINATION AND LOCATION OF PROPERTY LINES, STREET RIGHTS-OF-WAY, AND OTHER EASEMENTS, ETC., ARE THE RESPONSIBILITY OF THE SURVEYOR OR RECORD WHOSE SEAL APPEARS ON THIS PLAN, AND HAVE NOT BEEN INDEPENDENTLY CONFIRMED OR VERIFIED BY THE TOWNSHIP, THE TOWNSHIP ENGINEER, OR THE TOWNSHIP SUFFICIOR.

TRENCH DRAIN NOTE:
AT THE TIME OF CONSTRUCTION, CATALOG CUTS OF THE TRENCH DRAIN AND CONNECTION TO THE DOWNSTREAM PIPE ARE REQUIRED TO BE SUBMITTED TO THE TOWNSHIP TO DEMONSTRATE CONSISTENCY AND THE ABILITY TO WITHSTAND HS-20S LOADING IN ACCORDANCE WITH SOUTH WHITEHALL TOWNSHIP STANDARD CONSTRUCTION DOCUMENTS AND PENNDOT SPECIFICATIONS.

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 15 WORKING DAYS IN DESIGN PHASE BEFORE CALL.
1-800-242-1776
NO. 20183530923 DATE: 12-18-2018

BENCHMARK
RIM OF SANITARY MANHOLE
ELEV.=437.64 (NAVD 88 DATUM)



Ms. Tracy J. Fehnel
Executive Assistant
South Whitehall Township

Mr. Aaron Silverstein
Zoning Officer
South Whitehall Township

Ms. Laura M. Harrier
Building Code Official/Zoning Officer
South Whitehall Township

Joseph A. Zator, II, Esq.
South Whitehall Township Solicitor
Zator Law

Jennifer R. Alderfer, Esq.
Assistant South Whitehall Township Solicitor
Zator Law

Mr. Christopher A. Taylor, PG
Senior Geologist
Hanover Engineering Associates, Inc.

Mr. Paul A. Szewczak
Partner / Director
Liberty Engineering, Inc.

Mr. Andrew Baldo
Principal
Forge Development Group

(all via e-mail)

REPORT:

We reviewed for general conformance with plan requirements contained in Chapter 312 – the Subdivision and Land Development Ordinance (SALDO), in Chapter 296 – the Stormwater Management Plan (SMP), for general conformance with the requirements of Chapter 304 – Street Excavation Ordinance (SEO), and for general conformance with the dimension requirements of Chapter 350 – the Zoning Ordinance (ZO), the documents identified on the attached List of Plans and Supplemental Information.

The Plans propose the development of a 90,100 square foot flex building on a 10± acre lot. The tract is located on the west side of Hausman Road within the Industrial Commercial – Special Height Limitation (IC-1) Zoning District, and the TND – Industrial Retrofit and Infill Overlay District. A majority of the tract is wooded and contains an existing barn, and one gravel driveway connection to Hausman Road. Wetlands are also present on the site. A new paved driveway connection to Hausman Road is proposed, as well as a 44-space eastern parking lot and a 47-space western parking lot. A 5-space truck court is proposed on the south of the proposed building. Two underground infiltration basins are proposed, one below the eastern parking lot and one below the southern truck court. Wetlands replacement areas are also proposed on the east and south sides of the lot.

In conclusion, we will recommend engineering approval of the 1215 Hausman Road Flex Building Preliminary/Final Land Development Plan when the following comments have been satisfactorily addressed.

jfw/acc

Enclosures

South Whitehall Township
1215 Hausman Road – Flex Building
Major Subdivision #2018–106
Preliminary/Final Plan Review

May 14, 2021

REVIEW COMMENTS

A. Waiver Requests

As indicated in the Waiver Request Letter dated April 15, 2021, and by plan notation, waivers are requested from the following SMP Section and SALDO Sections:

1. SMP §296-12.I(4)(e) – requiring infiltration facilities to be set back 100 feet from the property line. We defer to the Township Geotechnical Consultant’s (TGC) review;
2. SALDO §312-36(c)(5)(A) – requiring a maximum 40-foot driveway width at the Right-of-Way line in all non-residential subdivisions. We have no engineering objection to this request; and
3. SALDO §312-35(b)(3)(A)(iv) – requiring concrete driveway aprons for all driveways which cross an existing or proposed sidewalk. We have no engineering objection to this request.

The Waiver Request Letter should reference the correct SMP Section (SMP §296 vs. SMP §196). We note, the Plans list the correct reference.

In the event waivers are granted, the Waiver Requests Note should be updated to include the dates of approval and the Board which took the action.

B. General

1. The parking requirements calculation provided on the Plan is based upon a General Industrial Use, ZO §350-48(o)(2)(E)(ii)(2)(b). Flex Building parking requirements are established on the basis of the ultimate uses, ZO §350-48(f)(4)(D). Once tenants are identified, the parking requirements will require review with the Township Staff;
2. The line from the Iron Pin to the Point of Beginning for Stormwater Easement B does not match the most recent plan set (bearing);
3. Check the area for Stormwater Easement A. The actual dimensions and area of the bounds of the easement (Plans and Exhibit), do not match what is proposed by the labels and legal description values; and

4. Revise the truck turning templates and the 4"/DYL to reflect the changes to the Access Drive alignment.

C. Traffic

1. Correspondence with PPL regarding Work ID #58445642 associated with pole relocation work in Township road Right-of-Way should continue to be provided to the Township and our office for review.

D. Stormwater Management

The project site is tributary to the Little Cedar Creek and is located within the Little Lehigh Creek Watershed Act 167 Stormwater Management Plan. There are two general site drainage patterns, one to the southeast and one to the southwest. The southeast area flows towards Hausman Road and is located in Subarea 176 which is a 30/70 percent release rate district. The 2-year storm post-development peak runoff rate should be less than or equal to 30 percent of the pre-development rate, and the 10-, 25-, 50-, and 100-year storm post-development peak runoff rates should be less than or equal to 70 percent of the pre-development rates. The southwest area is located in Subarea 174 which is a 30/90 percent release rate district. The 2-year storm post-development peak runoff rate should be less than or equal to 30 percent of the pre-development rate, and the 10-, 25-, 50-, and 100-year storm post-development peak runoff rates should be less than or equal to 90 percent of the pre-development rates. We have the following comments:

1. There are several wetland areas identified on the Existing Features Plan. Confirmation on the wetland mitigation proposal should be provided from DEP;
2. An Operations and Maintenance Agreement should be executed for the proposed stormwater BMPs, SMP §296-32;
3. The BMP Alteration Statement should ultimately be signed by the property owner acknowledging that stormwater BMPs are fixtures that cannot be altered or removed without approval by the Township, SMP §296-29, §296-30, and §296-31; and
4. The scope of our irrigation system review was (only) to determine that the treatment volume is consistent with the required water quality volume, and that the Operations and Maintenance Plan provides for the ongoing maintenance for the system components. The mechanical and electrical components, operational effectiveness, and geotechnical aspects of the irrigation system have not been reviewed.

E. Policy and Information

1. Proposed roadway restoration should meet the requirements of SEO §304-26.J. We recommend that the Township reserve the right to require additional pavement repairs – including full depth pavement reconstruction to current standards – if it determines

the proposed construction has caused deterioration warranting such additional work as determined by the Township Department of Public Works;

2. Copies of all correspondence, including all data submitted to outside agencies regarding required permits and approvals, should continue to be provided to the Township and our office;
3. Copies of deeds, any easements, and any zoning decisions should be submitted for review;
4. Upon submission of plans for recording, all Statements and Certifications shall be signed and sealed/notarized as applicable; and
5. Any comments contained in the TGC review letters should be satisfactorily addressed. If during the process of addressing the comments significant revisions to the layout or stormwater management system are made, a re-review of the layout and/or stormwater management system would be necessary.

The comments noted above are the result of our engineering review. We have not reviewed items associated with legal, geotechnical, lighting, water/sanitary sewerage systems, environmental, building code, public safety, and other non-engineering issues, and presume that the corresponding data has been forwarded to the appropriate Township Staff and Consultants to facilitate a complete review of the proposal.

South Whitehall Township
1215 Hausman Road – Flex Building
Major Subdivision #2018–106
Preliminary/Final Plan Review

List of Plans and Supplemental Information
Prepared by Liberty Engineering, Inc. and
dated or last revised April 1, 2021

1. Cover Sheet, Sheet 1 of 26;
2. Notes, Sheet 2 of 26;
3. Existing Features Plan, Sheet 3 of 26 (cursory review only);
4. Site Plan, Sheet 4 of 26;
5. Grading Plan, Sheet 5 of 26;
6. Utility Plan, Sheet 6 of 26 (water and sanitary not reviewed);
7. Landscape Plan, Sheet 7 of 26 (cursory review only);
8. Site Lighting Plan, Sheet 8 of 26 (not reviewed);
9. Erosion Control Plan, Sheet 9 of 26 (cursory review only);
10. Erosion Control Notes, Sheet 10 of 26 (cursory review only);
11. Erosion Control Details, Sheets 11 and 12 of 26 (cursory review only);
12. Construction Details, Sheets 13 through 19 of 26 (water and sanitary not reviewed);
13. Truck Turning Plan, Sheet 20 of 26;
14. Fire Truck Turning Plan, Sheet 21 of 26;
15. Grading Enlargements, Sheets 22 and 23 of 26;
16. Profiles, Sheets 24 and 25 of 26;
17. Aerial Plan, Sheet 26 of 26;
18. Post-Construction Stormwater Management (PCSM) Plan, Sheet PCSM 1;
19. PCSM – Notes, Sheet PCSM 2;
20. PCSM – Spray Irrigation Plan, Sheet PCSM 3 (cursory review only);
21. PCSM – Spray Irrigation Details, Sheet PCSM 4 (cursory review only);
22. PCSM – Details, Sheets PCSM 5 and PCSM 6;
23. Water Quality Max During Construction – Drainage Plan, Sheet WQ;
24. Pre-Development Drainage Plan, Sheet PRE;
25. Post-Development Drainage Plan, Sheet POST; and
26. Post-Development Inlet Drainage Plan, Sheet INLET.

In addition, we received the following information in support of the Application:

1. Subdivision & Land Development Application, dated April 15, 2021;
2. Access Easement Legal Description and Exhibit, dated February 23, 2021;
3. Stormwater Easement A Legal Description and Exhibit, dated February 17, 2021;

4. Stormwater Easement B Legal Description and Exhibit, dated February 17, 2021;
5. Water Meter Pit Easement Legal Description and Exhibit, dated February 17, 2021;
6. LANTA Response Letter, dated September 16, 2019;
7. Utility Pole Relocation Email Correspondence, dated April 13, 2021; and
8. Waiver Request Letter, dated April 15, 2021.



February 12, 2021

Mr. Gregg Adams
Planner
South Whitehall Township
4444 Walbert Avenue
Allentown PA 18104

Re: Flex Warehouse – 1215 Hausman Road
Land Development #2018-106
Review of Preliminary /Final Land Development Plan
SSM File 103400.0029

Dear Mr. Adams:

This correspondence is provided as a review of the Preliminary/Final Land Development Plan submitted for the above referenced project with a revision date of December 4, 2020. We have the following comments regarding the utility plans:

Water Comments:

1. The review comment from a prior SSM letter requested that bollards be installed at the fire hydrants in order to have visibility and protect the hydrants from damage due to truck movements. There are dots showed next the hydrants. Please clarify if they are bollards and if so, please label them accordingly.
2. The isolated high point on sheet 25 of 26, Station 6+40+/- shall be eliminated, or an air release valve shall be installed.

Sanitary Sewer Comments:

1. Since the proposed sanitary line is 8-inch diameter, the tie-in to the existing main should be in a manhole. The developer could possibly tie into the existing manhole or install a new man hole on Hausman Rd.

Please contact us should you have any questions, or require any additional information regarding our comments.

Sincerely,
Spotts, Stevens and McCoy

A handwritten signature in blue ink that reads "Jason M. Newhard".

Jason M. Newhard
jason.newhard@ssmgroup.com

cc: Herb Bender, SWT



HanoverEngineering

252 Brodhead Road • Suite 100 • Bethlehem, PA 18017-8944
Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

January 11, 2021

Mr. Gregg Adams, Planner
South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104-1699

RE: Geotechnical Engineering Review of
Stormwater Infiltration Waiver Request
1215 Hausman Road – Flex Building
Major Subdivision #2018-106
South Whitehall Township, Lehigh County,
Pennsylvania
Hanover Project SWT19-11(013)

Dear Mr. Adams:

It is our understanding that the applicant is seeking a waiver from Chapter 296.12.I.4.E requiring infiltration areas to be one hundred feet (100') from property lines. Hanover Engineering has been asked by The Pidcock Company to comment on the waiver request as it bears on the Wetlands Replacement Area proposed in the southeast corner of the site. The grading plan, for this area, indicates that the proposed bottom elevation is 435 (by contour) and the proposed spillway elevation is 435.5 (as labelled), resulting in a maximum ponded water depth of one-half foot (0.5'). The stormwater calculations for this area are routed like a conventional basin but have been run under two (2) different scenarios at the beginning of each stormwater runoff event: that the wetland basin is empty; and that the wetland basin is at the spillway elevation. However, the applicant is still assuming that the area will dry up in a reasonable amount of time. For this to be the case, infiltration through the basin bottom would have to take place. It is recognized that plant uptake and evapotranspiration would be a factor during certain times of the year but cannot be counted on in all instances.

In order for this office to support this waiver request, the applicant must satisfy the requirements of this section. Specifically, they must provide documentation to show that all setbacks from existing or potential future wells, foundations and drainfields on the neighboring property will be met.

We trust that this is the information that you require. Should you have any questions or concerns regarding this information, please do not hesitate to contact our office.


Mr. Gregg Adams
Planner

2

January 11, 2021

Respectfully,

HANOVER ENGINEERING



Christopher A. Taylor, PG

cat:jfm

S:\Projects\Municipal\WhitehallTownship\Swt19-11(013)-1215HausmanRd-FlexBuilding#2018-106\Docs\SWT Geotech, 1215 Hausman Rd Flex Building geotech ltr re waiver request for infil_2021-01-11_jfm.doc

cc: Mr. Dave Manhardt, Director of Community Development (via email)
Mr. Herb Bender, Public Works Department Superintendent (via email)
Mr. Anthony Tallarida, The Pidcock Company (via email)
Mr. Mark Gnall, The Pidcock Company (via email)
Forge Development Group
Mr. Michael Minervini, PE, Liberty Engineering, Inc.

50 YEARS Hanover Engineering

5920 Hamilton Boulevard • Suite 108 • Allentown, PA 18106-8942
Phone: 610.395.9222 • Fax: 610.395.9262 • HanoverEng.com

July 22, 2020

Mr. Gregg Adams, Planner
South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104-1699

RE: Geotechnical Engineering Review of
Provided Documents
1215 Hausman Road – Flex Building
Major Subdivision 2018-106
South Whitehall Township, Lehigh County,
Pennsylvania
Hanover Project SWT19-11(013)

Dear Mr. Adams:

Hanover Engineering Associates (Hanover) has reviewed the information received on July 9, 2020 via electronic link. Reviewed documents pertaining to the geotechnical aspects of the proposed project at the above-referenced site consisted of the following:

1. Report entitled “Drainage Calculations and Post-Construction Stormwater Management Report for Flex Building 1215 Hausman Road,” prepared by Liberty Engineering, Inc (Liberty), dated April 16, 2019, last revised June 24, 2020.
2. Report referenced as “Stormwater Infiltration Test Report, 1215 Hausman Road”, prepared by Geo-Technology Associates, Inc, dated March 29, 2019. This report was contained in the larger report referenced in Item 1, above. The report cover, text, and Figures 1, 2, and 3 were submitted for the first time. Figure 4, the test pit soil logs, and the summary table of infiltration test results were submitted previously.
3. Report entitled “Erosion & Sediment Control BMP Design Worksheets and Supporting Calculations”, prepared by Liberty, dated June 24, 2020. This is a first submission of this document.
4. Engineering plan set with sheets entitled “Pre-Development Drainage Plan”, “Post Development Inlet Drainage Plan”, and “Post Development Drainage Plan”, prepared by Liberty, dated February 11, 2019, last revised June 24, 2020.
5. Engineering plan set with sheets entitled “Post Construction Stormwater Management Plan”, Sheets PCSM 1 through PCSM 6 inclusive, prepared by Liberty, dated February 11, 2019, last revised June 24, 2020.
6. Engineering plan set entitled “Preliminary/Final Land Development Plans Proposed Flex Building,” Sheets 1 of 26 through 26 of 26 inclusive, prepared by Liberty, dated February 11, 2019, last revised June 24, 2020.

7. Response letter from Liberty to Christopher A. Taylor dated June 24, 2020.
8. Response letter from Liberty to Anthony F. Tallarida dated June 24, 2020.

Based on our review, it is our understanding that the subject property currently exists as a 10.07-acre single tax parcel and will remain unsubdivided. The parcel contains an existing barn to be removed and consists of open lawn area in the front and extensive wooded areas in the rear. Wetlands are also present on the property. The applicant proposes to develop the property with one (1) commercial flex building with a footprint of 90,100 square feet, along with appurtenant paved vehicular accessways, parking spaces, a stormwater collection and conveyance system draining to two (2) underground detention basins, stormwater spray irrigation areas, and utility service connections.

We offer the following review of comments issued in our letters of October 8, 2019, February 5, 2020, and April 14, 2020, repeated below in italics, and any new comments generated by this submission:

A. Drainage Calculations and PCSM Report

1. *The report shall bear the signature and professional seal of the consultant responsible for preparing it.*

The current report has been signed and sealed. This comment has been adequately addressed.

2. *The report states the project site is 7.85 acres in size. The plans indicate that the site is 10.07 acres in size. This discrepancy shall be rectified.*

The Consultant states in his response letter to Mr. Taylor that the disturbed acreage is 7.85 acres and that the total lot size is 10.07 acres. This comment has been adequately addressed.

3. *The report states that "Areas proposing infiltration BMPs have been tested for infiltration rates and have been found to be suitable for the proposed facilities." The section of the report entitled "Infiltration Testing" indicates that seven (7) areas were tested, spread over the site and not all targeted toward areas proposed for spray irrigation. The "Schedules and Calculations" table in the report utilizes design infiltration rates for the spray irrigation schedules. The applicant shall clarify how the design infiltration rates were derived and how they correlate with the infiltration test data. This comment has not been addressed.*

The Consultant states in his response letter to Mr. Taylor that the area of Zone 31 sprinklers utilizes a rate of 0.5 inches per day and that this area could not be tested because it is in a buffer zone. We assume this refers to Spray Irrigation Area 1 as labeled on the plans. We note that four (4) test pits are shown within this area along the northern side of the building, outside of the buffer zone: Test Pits 1 and 2, the results of which were previously reported; and Test Pits F and J, which were not previously depicted on the plans or reported. The consultant shall provide all data associated with Test Pits F and J. This data will be used to determine the adequacy of the infiltration rate assumed for this spray area.

The Consultant states in his response letter to Mr. Taylor that the area of Zone 32 sprinklers was based on the closest soil tests TP-5, TP-6, and TP-7 with a safety factor of 2. We assume this refers to Spray Irrigation Area 2 as labeled on the plans. These tests have reported rates of 1.0, 2.5, and 2.5 inches per hour respectively. The use of this testing as a basis for design is appropriate. The comment relative to Spray Area 2 has been adequately addressed.

The following comments pertain to Chapter 296, Stormwater Management, of the South Whitehall Township Code:

- 4. Section 296-9.J: Within areas containing soils identified by the Soils Conservation Service to be sinkhole prone, basins shall be lined with a material which, after installation, attains a permeability rate of less than or equal to 1×10^{-7} cm/sec.*

Notes stating this requirement for the basin liners were previously added to the plans. This comment was previously adequately addressed.

- 5. Section 296-9.N: No earth disturbance activities associated with any regulated activities shall commence until approval by the Township of a plan which demonstrates compliance with the requirements of this chapter.*

No response to this comment is required.

- 6. Section 296-9.P: Infiltration for stormwater management is encouraged where soils and geology permit, consistent with the provisions of this chapter and, where applicable, the Recommendation Chart for Infiltration Stormwater Management BMPs in Carbonate Bedrock in Appendix D. Infiltration is encouraged for capturing and treating the Water Quality Volume. The applicant shall clarify and demonstrate if this proposal is consistent with the Recommendation Chart. This comment has not been addressed.*

The Consultant states in his response letter to Mr. Taylor that the site is underlain by Carbonate geology, rock was not encountered, the effective soil thickness falls in the range of two to four feet (2' – 4'), and no special geologic features were observed on site. Based on this information, the buffer to special geologic features would not apply. But, the Consultant must still determine and state whether the infiltration loading rates fall in the “recommended” or “not recommended” category.

- 7. Section 296-12.G: The applicant shall document the bedrock type present on the site from published sources. Any apparent boundaries between carbonate and noncarbonate bedrock shall be verified through more detailed site evaluations by a qualified geotechnical professional. This comment has not been addressed.*

The bedrock data is now provided in the Stormwater Infiltration Test Report. This comment has been adequately addressed.

- 8. Section 296-12.H: For each proposed regulated activity where an applicant intends to use infiltration BMPs, the applicant shall conduct a preliminary site investigation as outlined in Appendix G. This investigation*

shall be documented, and the resulting data provided in a report signed and sealed by a qualified geotechnical professional.

This comment has not been addressed. The results of preliminary infiltration testing have been provided. But no investigation and reporting as required in Appendix G has been documented.

The investigation and reporting requirements are now provided in the Stormwater Infiltration Test Report. This comment has been adequately addressed.

9. *Section 296-12.I: The applicant shall provide site testing and plan locations adequate to demonstrate compliance with the requirements of this section.*

This comment has not been addressed.

Plan locations for previously reported Test Pits 1 through 7 have now been provided. Also, plan locations for Test Pits A through J, not previously reported, have been provided. The consultant shall provide all data associated with Test Pits A through J. This comment will be evaluated upon receipt and review of that data.

10. *Section 296-12.K: For infiltration areas that appear feasible based on the preliminary site investigation, the applicant shall conduct the additional site investigation and testing as outlined in Appendix G. Testing shall be coordinated with this office so that observations of the work can be scheduled. This investigation shall be documented, and the resulting data provided in a report signed and sealed by a qualified geotechnical professional.*

This comment has not been addressed.

For Spray Area 1, this comment will be evaluated once the data for Test Pits J and F has been received and reviewed. For Spray Area 2, now that the existing testing has been depicted on the plans, we find that the existing testing is adequate to satisfy this comment.

B. *Land Development Plans*

1. *Section 312.12(b)(18) of the Subdivision and Land Development Ordinance: Provide and label the location of all significant features listed, or provide a note stating which features do not exist on the site.*

General Note 18 was previously added to the plan. This comment was previously adequately addressed.

2. *Multiple sinkhole-related notes appear on Sheets 10 of 25, 11 of 25, PCSM 2 of 6, and PCSM 5 of 6. All notes shall be standardized to contain the same information and directives. At a minimum, all notes should be consistent with the requirement stated in the report regarding notification to the Township Engineer. The person responsible for reporting sinkhole occurrences should be specified. All references to the County Conservation District shall specify Lehigh County rather than Northampton County.*
This comment has been adequately addressed.

Per Comment B.2 of the review letter from The Pidcock Company dated April 21, 2020, the entity to be notified of sinkhole activity should be the Township Geotechnical Consultant. All notes referencing this shall be revised accordingly.

3. *Infiltration testing data has been added to Sheet 3. The locations of all tests shall be clearly depicted on the plan view on that Sheet.*

This comment has not been addressed. The infiltration testing data block previously added to the plans is now mostly overwritten. Test locations have not yet been provided. The implications on site development of the subsurface conditions documented in the test pits will be evaluated once their locations are provided on the plans.

Test locations have been depicted on the plans. The infiltration testing data block has been restored. However, Test Pits A through J are now depicted on the plans but have had no data reported. The Consultant shall provide all data for these test pits. The implications on site development of the subsurface conditions documented in these test pits will be evaluated upon receipt and review of the data associated with these test pits.

4. *Spray irrigation areas and infrastructure have been added to the plans. However, spray areas overlap with each other, as well as with impervious surfaces. The applicant shall clarify how the spray area is calculated and confirm that the entire area claimed is correct after subtracting overlap areas and impervious areas.*

This comment has not been addressed.

The Consultant has provided clarification in his response letter and on Plan Sheet PCSM 3, Spray Irrigation Plan. This comment has been adequately addressed.

5. *On Sheet 4, the Waiver Request Note states that the applicant is seeking a waiver from Chapter 296.12.1.4.E requiring infiltration areas to be one hundred feet (100') from property lines. The plans indicate that spray heads are designed right along the property line, with the spray to be directed into the subject property and ending at the property line. The Consultant shall clarify how overspray and runoff onto the adjoining property will be prevented or controlled.*

This comment has not been addressed. The waiver request will be evaluated once adequate information has been received.

The Consultant has provided an explanation in his response letter. This comment has been adequately addressed.

6. *Multiple references to a rain garden appear in the Sequence of Construction notes on Sheet 10. No such facility is found on the plans. These notes shall be revised/removed as appropriate.*

The references to a rain garden were previously removed. This comment was previously adequately addressed.

7. *Multiple references to an infiltration bed appear in the Critical Stages note and the Sequence of Construction notes on Sheet 10. The plans indicate that the proposed basins are for detention, not infiltration. These notes shall be revised/removed as appropriate.*

All references to "infiltration" have now been removed or revised to specify "detention". This comment has been adequately addressed.

8. *The project Geotechnical Consultant should review and approve the sinkhole notes and the Sinkhole Conditions detail that appear on the plans.
This comment has not been addressed.*

The Consultant has stated in his response letter that the project Geotechnical Engineer has reviewed the standard sinkhole detail and has no comments. This comment has been adequately addressed.

C. *New Comments*

From Review Letter of February 5, 2020

1. *Plans noting reinforcing for the water meter pit and outlet structures with supporting calculations shall be submitted for review.
This comment has not been addressed.*

The Consultant has provided information in his response letter. This comment has been adequately addressed.

2. *It appears that the seasonal high water table will conflict with the elevation of the liner in Subsurface Detention Basin 1. The Consultant shall clarify how this will be addressed and provide the appropriate design specifications/calculations.*

Basin 1 was previously raised 2.18 feet in elevation. There is no longer a conflict between the seasonal high water table and the basin liner. This comment was previously adequately addressed.

3. *The underground detention basin details have been reviewed. Notes shall be added to the detail plan sheet indicating the following:*
 - a. *Basin subgrade shall be fully exposed for inspection by the Township's Geotechnical Consultant prior to placement of liner material. A minimum of forty-eight (48) hours notice shall be provided when requesting inspection.*
 - b. *Subgrade shall be free of uncontrolled fill, organics, or other deleterious materials.*
 - c. *Subgrade shall be level with no coarse fragments protruding above the surface. Contractor shall provide survey control and leveling equipment to demonstrate that the subgrade is level and at the correct elevation.*
 - d. *If over-excavation is required, the project Geotechnical Consultant shall propose the material and method of placement to fill in any voids created by the over-excavation. This proposal shall be provided to the Township Geotechnical Consultant for review and approval prior to beginning the work.*

This comment has not been addressed.

The notes have been added to the plans as requested. This comment has been adequately addressed.

From Review Letter of April 14, 2020

4. *The plans indicate that two (2) retaining walls are proposed. Final retaining wall design locations, design drawings, and calculations shall be submitted for review prior to construction.*

A note stating this requirement has been added to the plans. This comment has been adequately addressed.

5. *On Plan Sheet 10, the note blocks for "Critical Stages Note" and "Geologic Formations/ Soil Conditions" have been removed. These should be restored to the plans.*

These note blocks have been restored. This comment has been adequately addressed.

6. *On Sheet 19, the following issues with the Subsurface Detention Basin Cross Section details shall be addressed:*

- a. *Clarify that the pipe spacing dimensions shown are center to center.*
- b. *Clarify that the linear footage listed is for each pipe run and specify the number of pipe runs for each basin.*
- c. *Provide dimensions for the two (2) dimension arrows above the stone bed on each detail.*
- d. *For Basin 2, the length of each pipe run is listed as 155 feet. On the plan view, this dimension scales to approximately 150 feet. Please clarify.*
- e. *Label the minimum stone cover depth over the pipes in each basin detail. Provide a cross section detail for the pipe proposed for each basin and clarify the pipe wall thickness for each. Based on the dimensions provided, it appears the stone cover depth would be less than six inches (<6") once the pipe wall thickness is accounted for.*

Revisions and additional data have been provided. These comments have been adequately addressed.

7. *Provide a plan view detail for both detention basins with all dimensions labeled.*

Scaled details have been provided. This comment has been adequately addressed.

8. *The plan proposes the construction of two (2) Wetlands Replacement Areas. For the wetlands area in the southeast corner of the site, the Grading Plan indicates that the proposed bottom elevation is 435 (by contour) and the proposed spillway elevation is 436.5 (as labelled), resulting in a maximum ponded water depth of one and one-half feet (1.5'). The stormwater calculations for this area are routed like a conventional basin and assume that it is dry at the beginning of each stormwater runoff event. For this to be the case, infiltration*

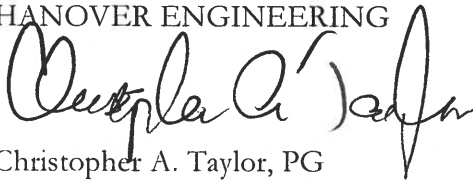
through the basin bottom would have to take place. It is recognized that plant uptake and evapotranspiration would be a factor during certain times of the year but cannot be counted on in all instances. Infiltration soil testing will be needed at this location to verify that the basin can dewater between storm events. This is necessary to satisfy the stormwater routing calculations and to ensure that the basin can function as a wetland area without being continually full of water. Please address this testing in conformance with the other testing requirements listed in Comment A.10.

Previously unreported test pits are now depicted in both proposed Wetland Replacement Areas. The Consultant shall provide all data for these test pits. Upon receipt and review of this data we will evaluate this comment.

We trust that this is the information that you require. Should you have any questions or concerns regarding this information, please do not hesitate to contact our office.

Respectfully,

HANOVER ENGINEERING

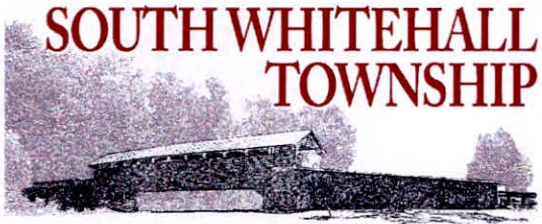


Christopher A. Taylor, PG

cat:

S:\Projects\Municipal\WhitehallTownship\Swt19-11(013)-1215HausmanRd-FlexBuilding#2018-106\Docs\SWT Geotech, 1215 Hausman Rd Flex Building geotech review ltr 5.doc

- cc: Mr. George Kinney, Director of Community Development (via email)
Mr. Herb Bender, Public Works Department Superintendent (via email)
Mr. Ralph Russek, The Pidcock Company (via email)
Mr. Mark Gnall, The Pidcock Company (via email)
Forge Development Group
Mr. Michael Minervini, PE, Liberty Engineering, Inc.



INTEROFFICE MEMORANDUM

TO: Dave Manhardt, Director of Community Development
FROM: Herb Bender, Public Works Manager (9db)
DATE: May 11, 2021
SUBJECT: Proposed Flex Building 1215 Hausman Road - 2018-106

The Public Works Department has reviewed the project and has the following comments:

1. Sanitary sewer cannot connect directly into the manhole.
2. Warehouse ownership of the waterline is to the connection point at the main.

SOUTH WHITEHALL TOWNSHIP

4444 Walbert Avenue, Allentown, PA 18104-1699
www.southwhitehall.com • (610) 398-0401

May 14, 2021

Mr. Andy Baldo
Forge Development Group
840 West Hamilton Street,
Allentown, PA 18101

**RE: PROPOSED FLEX BUILDING 1215 HAUSMAN ROAD
MAJOR SUBDIVISION #2018-106
REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW**

Dear Mr. Baldo:

The purpose of this letter is to report zoning and non-engineering related comments that are to be addressed. My comments follow:

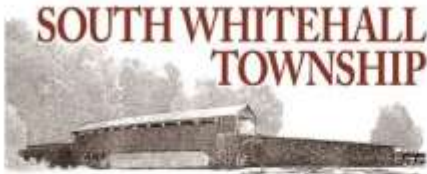
Zoning

1. The first half of the driveway at the entrance is labeled as "Access Drive", and the area at the curve is labeled "Access Easement".
*Clarification should be provided for the area of driveway labeled as "Access Easement". **This comment is acknowledged by the Applicant.***
2. Clarification is required for the areas labeled as Stormwater Easement A and Stormwater Easement B.
*Provide the easement information/agreements to the Township for review. **This information is acknowledged by the Applicant.***
3. Section 350-05(d) Definitions, Structure – Any man made object constructed or erected on or in the ground or water or upon another structure or building and having an ascertainable stationary location. This definition shall not include walks or driveways as structures.
*Although a driveway is not considered a structure by definition in the zoning ordinance, and since the Access Driveway at the area of the curve extends over the building restriction line, a Note shall be placed on the Record Plan indicating that the Access Driveway is permitted to encroach into the setbacks in accordance with this Section, but not the parking lot areas. **The driveway has been revised to within the setback line. This comment has been addressed.***

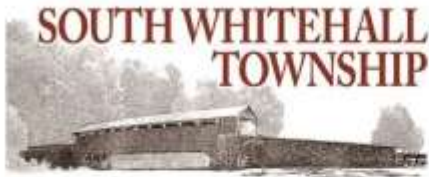


BOARD OF COMMISSIONERS

Christina (Tori) Morgan, *President*; Glenn Block, *Vice President*;
David L. Bond, *Assistant Secretary*; Matthew J. Mulqueen; Mark Pinsley



4. Section 350-24(c)(16) Primary Uses Criteria. Side Yard Setbacks for structures are twenty-five (25') feet. Both the retaining wall and guide rail at the curve of the Access Driveway are shown encroaching within the side yard building setback line.
*A variance is required to permit both structures (as defined in 350-05(d)) within the side yard building setback. **The retaining wall running parallel with the driveway has been relocated to be within the side yard setback. This comment has been addressed.***
5. Section 350-48(o)(2)(E)(iv)(a) Off-Street Parking. Parking Areas greater than 8,000 square feet require a fifty (50') foot setback from the Ultimate Right of Way Line, and Side Yard Parking Area setbacks are twenty-five (25') foot setback.
*Site Plan, Sheet 4, the area of the "truck court" is showing a side yard setback of approximately five (5') feet. A variance is required from the required twenty-five (25') foot side yard setback. **The parking lot does not encroach into the side yard setback. This comment has been addressed.***
6. Section 350-42(e)(3)(B) Fences and Retaining Walls. Two (2) retaining walls are proposed. A retaining wall is proposed along the curve of the Access Drive and to the rear of the property next to the parking lot. Information regarding the retaining walls is not provided in plan set. A Geotechnical review by the Township is required.
*Retaining walls may not be taller than six (6) feet above the uphill (retained side) of the adjacent ground. A variance may be required. **The height of either wall will not exceed the 6 foot maximum height as shown on the plan. This comment has been addressed.***
7. NOTE: Section 350-48(f)(4)(D). Off-street parking calculations are determined by the individual uses occupying the Flex Space. No tenants are provided at this time.
The general parking criteria, Section 350-48(o) and Section 350-48(o)(2), has been utilized for this plan on Sheet 4, and shall be noted on the plan under the Zoning Criteria on Sheet 4, and as applicable elsewhere. Since a specific use or tenant has not been determined at this time, a Note shall be added to the Record Plan that each individual tenant must apply for permits for their zoning use.
8. Sheet 4 of 26, Site Plan. In the "Statement of Intended Use", an incorrect Zoning Section is noted for Flex Warehouse Definition (a "0" is inserted and should be removed). The plan should reflect the correct Section of "350-48 (f)(4)".



Fire Inspector

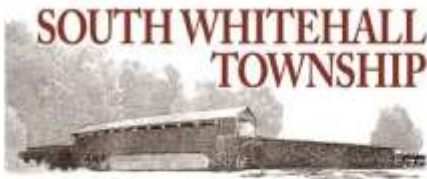
1. The Fire Inspector reported that the previous comments of the Public Safety Commission have been addressed.

Open Space and Recreation

1. The Parks and Recreation Board recommended that the developer pay fees in lieu of common open space land dedication to meet the open space and recreation requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance. For nonresidential developments a fee shall be Twenty-Five Cents (\$0.25) per square foot of additional proposed impervious coverage (post-development impervious surface minus pre-development impervious surface) in lieu of the requirement for public dedication of land. Per the Zoning Data Block on Sheet 4, the amount of additional impervious surface proposed is 181,237 square feet (183,178 total proposed minus 1,941 existing). Therefore the fee in lieu of Open Space dedication would be \$45,309.25 (181,237 x \$0.25).

Water & Sewer

1. The applicant is to request allocations for water and sewer from the South Whitehall Township Board of Commissioners. Please be aware that the Board of Commissioners now charges both allocation fees and tapping (connection) fees. The applicant must address all water and sewer service issues, and obtain all approvals deemed necessary by the South Whitehall Township Board of Commissioners. You are advised to contact the Public Works Manager Herb Bender, as soon as practicable, to learn of, or confirm any or all of:
 - a. The amount of any water and/or sewer **allocation fees**. The application is available on the Township website under Water/Sewer Forms/FAQs/Links. The fee for the allocation(s) will be due with the submission of the application.;
 - b. The amount of any water and/or sewer **connection fees**. The fees are due at or before the building permit is to be issued. Application is also available on the Township website under Water/Sewer Forms/FAQs/Links;
 - c. The amount of any **contributions** that would cover the cost of extending the water and/or sewer system so that it can serve your development.



2. The applicant is to contact the PA Department of Environmental Protection to determine what Sewage Facility Planning requirements are to be met for this development.
3. The plan is to be forwarded to PPL for a recommendation on street lighting per Section 312-41(a)(1) of SALDO.

Legal and Other

1. The Township Solicitor and Township Engineer may want to comment upon the legal requirements of the MS4 program with regard to any private stormwater management facilities.
2. Confirmation of a plan submittal to LANTA shall be provided.
3. Signature Blocks and Certifications to appear on each plan sheet to be recorded.

Waiver and Deferral Requests

1. Request to Waive Section 296-12.1(4)(e) – Staff has no objection to the request.
2. Request to Waive SALDO Section 312-36(c)(5)(A) – Staff has no objection to the request.
3. Request to Waive SALDO Section 312-35(b)(3)(A)(iv) – Staff has no objections to this request.

Official Map & Comprehensive Plan

1. The Official Map depicts the subject parcel as underlain by karst geology and containing a portion of a significant woodland stand on the western portion of the lot.
2. The Comprehensive Plan envisions a D-4 Industrial District, intending compact, mixed-use areas that are pedestrian-friendly and will support alternative public transportation in the long term.



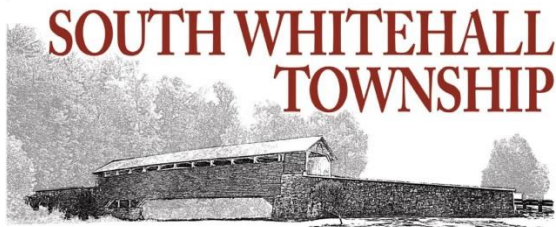
Your plan is scheduled to be reviewed by the Planning Commission on Thursday, May 20, 2021 at 7:30 p.m. Due to the COVID-19 outbreak, the meeting will be held electronically via GoToMeeting. To access the meeting through your phone, dial 1-224-501-3412 and, when prompted, enter 757 430 189 to join the meeting. To access the meeting through your computer, go to <https://global.gotomeeting.com/join/757430189>.

If you have any questions, please call.

Sincerely,

Gregg R. Adams, Planner
Community Development Department

cc:	R. Bickel	R. Cope	D. Manhardt	L. Harrier
	A. Silverstein	H. Bender	J. Frantz	J. Zator, Esq.
	J. Alderfer, Esq.	S. Pidcock	A. Tallarida	File #2018-106
	M. Minervini, Liberty Engineering		B. Marles, Esq.	



MEMORANDUM

TO: Planning Commission
FROM: Laura Harrier, Zoning Officer
DATE: May 14, 2021
SUBJECT: 1215 Hausman Road
Major Plan #2018-106
Plan Dated April 1, 2021
COPIES: D. Manhardt, G. Adams, A. Silverstein, J. Alderfer, S. Pidcock,
Applicant

The plan proposes the development of a 90,100 square foot Flex Space building, on a 10+ acre lot. The tract is located on Hausman Road within the Industrial Commercial – Special Height Limitation (IC-1) Zoning District. A Flex Space building is a Use permitted by right (no Conditional Use required).

An application (ZHB-2020-02) was before the Zoning Hearing Board for a Warehouse and Distribution Use and has been withdrawn on December 1, 2020. Moving forward, any Applicant pursuing a Warehouse and Distribution Use would require the Applicant to apply for the Conditional Use request for approval of the Use, in addition to the Zoning Hearing Board for the relief for the lot frontage (in addition to any other items that may have the potential of presenting themselves on a new plan).

Any Applicant may pursue the Flex Space Use as a Use permitted by right. However, each proposed tenant's Use would require zoning approval prior to occupancy of the Flex Space. Other uses permitted within the Zoning District may be included within the Flex Building, but all will be subject to a zoning permit review prior to initiation of the new use and each new use will be subject to all appropriate regulations and approvals as required by the Zoning Ordinance.

The following comments pertain to a Flex Space Use only (no conditional use criteria is applied).

1. The first half of the driveway at the entrance is labeled as "Access Drive", and the area at the curve is labeled "Access Easement".

Clarification should be provided for the area of driveway labeled as "Access Easement". This comment is acknowledged by the Applicant.

2. Clarification is required for the areas labeled as Stormwater Easement A and Stormwater Easement B.

*Provide the easement information/agreements to the Township for review. **This information is acknowledged by the Applicant.***

3. Section 350-05(d) Definitions, Structure – Any man made object constructed or erected on or in the ground or water or upon another structure or building and having an ascertainable stationary location. This definition shall not include walks or driveways as structures.

*Although a driveway is not considered a structure by definition in the zoning ordinance, and since the Access Driveway at the area of the curve extends over the building restriction line, a Note shall be placed on the Record Plan indicating that the Access Driveway is permitted to encroach into the setbacks in accordance with this Section, but not the parking lot areas. **The driveway has been revised to within the setback line. This comment has been addressed.***

4. Section 350-24(c)(16) Primary Uses Criteria. Side Yard Setbacks for structures are twenty-five (25') feet. Both the retaining wall and guide rail at the curve of the Access Driveway are shown encroaching within the side yard building setback line.

*A variance is required to permit both structures (as defined in 350-05(d)) within the side yard building setback. **The retaining wall running parallel with the driveway has been relocated to be within the side yard setback. This comment has been addressed.***

5. Section 350-48(o)(2)(E)(iv)(a) Off-Street Parking. Parking Areas greater than 8,000 square feet require a fifty (50') foot setback from the Ultimate Right of Way Line, and Side Yard Parking Area setbacks are twenty-five (25') foot setback.

*Site Plan, Sheet 4, the area of the "truck court" is showing a side yard setback of approximately five (5') feet. A variance is required from the required twenty-five (25') foot side yard setback. **The parking lot does not encroach into the side yard setback. This comment has been addressed.***

6. Section 350-42(e)(3)(B) Fences and Retaining Walls. Two (2) retaining walls are proposed. A retaining wall is proposed along the curve of the Access Drive and to the rear of the property next to the parking lot. Information regarding the retaining walls is not provided in plan set. A Geotechnical review by the Township is required.

*Retaining walls may not be taller than six (6) feet above the uphill (retained side) of the adjacent ground. A variance may be required. **The height of either wall will not exceed the 6 foot maximum height as shown on the plan. This comment has been addressed.***

7. NOTE: Section 350-48(f)(4)(D). Off-street parking calculations are determined by the individual uses occupying the Flex Space. No tenants are provided at this time.

The general parking criteria, Section 350-48(o) and Section 350-48(o)(2), has been utilized for this plan on Sheet 4, and shall be noted on the plan under the Zoning Criteria on Sheet 4, and as applicable elsewhere. Since a specific use or tenant has not been determined at this time, a Note shall be added to the Record Plan that each individual tenant must apply for permits for their zoning use.

8. Sheet 4 of 26, Site Plan. In the "Statement of Intended Use", an incorrect Zoning Section is noted for Flex Warehouse Definition (a "0" is inserted and should be removed). The plan should reflect the correct Section of "350-48 (f)(4)".

Laura Harrier, Zoning Officer
Community Development

Gregg R. Adams

From: John G. Frantz
Sent: Monday, January 4, 2021 2:00 PM
To: Gregg R. Adams
Subject: Proposed Flex Building 1215 Hausman Road, 2018-106

Gregg,

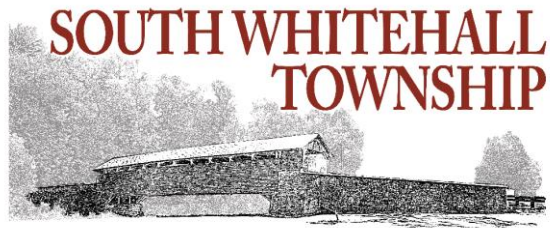
I have no comments to the plan.

John G. Frantz, CFEI, BCO

Fire Marshal, Building Code Official
South Whitehall Township
4444 Walbert Avenue
Allentown PA 18104-1699
610-398-0401 (office)
610-398-1068 (fax)
www.southwhitehall.com



This email message, including any attachments, is intended for the sole use of the individual(s) and entity(ies) to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended addressee, nor authorized to receive for the intended addressee, you are hereby notified that you may not use, copy, disclose or distribute to anyone this email message including any attachments, or any information contained in this email message. If you have received this email message in error, please immediately notify the sender by reply email and delete the message. Thank you.



MEMORANDUM

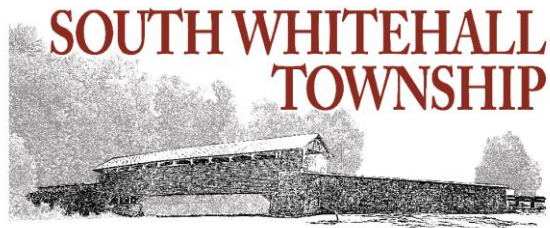
TO: Planning Commission
FROM: Gregg Adams, Planner
DATE: October 15, 2018
SUBJECT: Subdivision Plan Review
Proposed Flex Building 1215 Hausman Road
Major Subdivision #2018-106
Plan Dated July 3, 2018
COPIES: Parks and Recreation Board, R. Bickel, R. Cope, P. Durflinger,
G. Kinney, G. Harbison, G. Adams, S. Koenig, S. Pidcock, Applicant

At their October 8, 2018 meeting, the Parks and Recreation Board recommended that the developer pay fees in lieu of common open space land dedication to meet the open space and recreation requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance. For nonresidential developments a fee shall be Twenty-Five Cents (\$0.25) per square foot of additional proposed impervious coverage (post-development impervious surface minus pre-development impervious surface) in lieu of the requirement for public dedication of land. Please provide the additional square footage of existing and proposed impervious surface with the next plan submission so that the fee may be calculated.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gregg Adams", written over a light blue horizontal line.

Gregg Adams, Planner
Community Development Department



MEMORANDUM

TO: Planning Commission
FROM: Gregg Adams, Planner
DATE: October 10, 2019
SUBJECT: Landscaping Plan Review
Proposed Flex Building 1215 Hausman Road
Major Plan 2018-106
Plan dated September 19, 2019

COPIES: Landscape and Shade Tree Commission, G. Kinney, J. Alderfer,
S. Pidcock, Applicant

At their September 23, 2019 meeting, the Landscape and Shade Tree Commission reviewed the above-mentioned plan and recommended the following:

The plan is acceptable.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gregg Adams", written over a horizontal line.

Gregg Adams, Planner
Community Development Department



STEPHEN REPASCH
Chair

GREG ZEBROWSKI
Vice Chair

STEVEN GLICKMAN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

August 16, 2019

Mr. George Kinney, Director
Community Development Department
South Whitehall Township
4444 Walbert Avenue
Allentown, Pennsylvania 18104

**RE: Hausman Road Warehouse Development – Land Development
South Whitehall Township
Lehigh County**

Dear Mr. Kimmerly:

The subject application proposes to construct a 90,100 square-foot industrial flex building. The project is located on Hausman Road near Crackersport Road (Parcel number 547649987494). While this proposal is consistent with the County Comprehensive Plan, the LVPC notes several concerns regarding the existing roadway infrastructure surrounding the site and its ability to facilitate truck turning and movements.

The number of trips to be generated by this development were calculated based on the Institute of Transportation engineers (ITE) Trip Generation Manual, 10th edition, for land use code 110. The development is anticipated to generate a total of 399 daily trips, with 58 of those daily trips generated by trucks.

The roadways of Hausman Road and Crackersport Road are adequate for automobiles but were not built to support large trucks. The increase in usage of these roads will incur significant maintenance costs to the Township due to wear and tear.

The developer should ensure that the truck-turning radii of nearby intersections are appropriate in order to prevent damage and the costs of maintenance to any municipal traffic control devices and signs. These intersections include Hausman Road and Ridgeview Drive, Hausman Road and Crackersport Road, and the site driveway onto Hausman Road.

On-street truck staging has been an issue in the region. Accordingly, the Township should request assurances that all trucks are able to access the site at any time of the day or night and that sufficient amenities are provided within the site to accommodate both the tractor-trailers and drivers. Driver amenities including bathrooms, showers,

food services, sleeping areas, and entertainment and waiting areas should also be considered. Site management should also include appropriate measures to limit tractor trailer idling to reduce emissions and support the improvement of air quality.

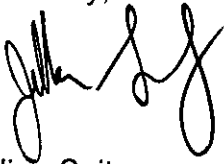
Route 309 has been identified as a current congested corridor from Walbert Avenue to Levans Road, and is a future congested corridor projected for the year 2040 from Walbert Avenue to Route 873. LVPC has concern with the cumulative impacts of development to identified congested corridors, and recommends the Township and developer meet with LVPC and the Pennsylvania Department of Transportation to discuss the real impact and solutions for this development's impact on the area's infrastructure system. Furthermore, multimodal congestion relief improvements such as pedestrian and bicycle linkages should be considered for the benefit of the employees serving the proposed development.

The project site is located within the Little Lehigh Creek watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments relative to our review of the project's stormwater management plan are included as attachment 1.

Our review does not include an in-depth examination of the plan relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

In order to better meet the needs of all involved, the LVPC is now requiring an appointment for plan signings. Please call the office and ask for a Community Planning staff person. Generally, your appointment will be within two business days.

Sincerely,



Jillian Seitz
Senior Community Planner

cc: Renee C. Bickel, SPHR, South Whitehall Township Manager
John Ralph Russek, Jr., PE, South Whitehall Township Engineer
Michael V. Minervini, PE, Liberty Engineering Inc.
Garrett Cook, Lehigh County Conservation District
Geoffrey Reese, LVPC
Charles Doyle, LVPC

ATTACHMENT 1

Act 167 Drainage Plan Review

August 15, 2019

Re: Hausman Road Warehouse Development
Plans Revised July 18, 2019
South Whitehall Township
Lehigh County.

The proposed storm drainage concept presented in the plans revised July 18, 2019 and storm drainage calculations revised July 15, 2019 has been reviewed for consistency with the *Little Lehigh Creek Watershed Act 167 Storm Water Management Ordinance*, June 1999. A checklist of the Act 167 review items is attached for your information. As indicated on the checklist, each item of the Drainage Plan has been reviewed for consistency with the Act 167 Ordinance. A brief narrative of the review findings is as follows:

The proposed development is located within drainage districts 174 and 176 of the Little Lehigh Creek Watershed as delineated in the Act 167 Plan. As such, the runoff control criteria for district 174 are a 30% Release Rate for the 2-year storm and a 90% Release Rate for the 10-, 25- and 100-year return period storms. The runoff control criteria for district 176 are a 30% Release Rate for the 2-year storm and a 70% Release Rate for the 10-, 25- and 100-year return period storms. Based on review of the plans and calculations, the following deficiencies are noted. Based on the web soil survey, the site is hydrologic soil B and D but is treated as hydrologic soil group C and D. Evaluation of the impact of the wetlands present on site for the pre-development condition analysis needs to be provided. Based on contours, the off-site drainage area to point of interest 1 from west appears to be underestimated. In the site analysis, an additional point of interest should be considered to evaluate the flow on the eastern area of the site. The time of concentration path and calculations need to be provided for the existing condition. Irrigation plans need to be provided. The acreage of the drainage areas shown on the pre-development drainage map is not consistent with the values used in the curve number calculations. A note indicating the party responsible for the maintenance of the stormwater facilities needs to be provided. Therefore, the Drainage Plan has been found to be inconsistent with the Act 167 requirements.

Note that only those details of the Drainage Plan included on the checklist have been covered by this review. **Therefore, notable portions of the Drainage Plan not reviewed include any aspect of the post-construction storm water management plan concerning water quality, the details and design of any proposed water quality BMPs, the Erosion and Sedimentation Control Plan and the details of the runoff collection system (piping).** These items are reviewed by the municipal engineer and/or others, as applicable.

Once the outlined issues have been addressed, the revised plans and appropriate review fee will need to be resubmitted to our office. Please call me with any questions regarding these comments.

Sincerely yours,



Geoffrey A. Reese, PE
Director of Environmental Planning

Attachment

LVPC ACT 167 REVIEW CHECKLIST

Development Name: Hausman Road Warehouse Development Watershed: Little Lehigh Creek
 Municipality: South Whitehall Township Reviewer: Elena Tucci
 Date: August 15, 2019 Checked by: Geoffrey A. Reese, PE

Ordinance Reference	Item	Consistency w/Ordinance		Comment
		Yes	No N/A	

301.A-G.	General storm water management requirements	X	/	/
H.	Consideration of volume controls	X	/	/

302.A,B. Applicable Storm Water Management Provisions

Subarea(s)	174	176
Criteria	30%/90% RR	30%/70% RR

Criteria Key: RR = release rate; CND = conditional no detention

303.A. Design consistency with applicable management provisions from 302.A. and B / X /

B. Mapping of Storm Water Management District Boundaries X / /

C. Downstream capacity analysis / / X

D. Multiple discharge points within a single subarea / X /

E,F. Multiple discharge points within multiple subareas / / X

K. Documentation of "no increase in peak or volume" / / X

L. Documentation of "no harm" downstream / / X

M. Regional or subregional detention analysis / / X

N. Capacity improvements analysis / / X

304.A. Computation method (rational or soil-cover-complex) X / /

B. Verification of detention design by routing X / /

C. Minimum detention pond freeboard specifications / / X

E. Soil-cover-complex method design rainfall X / /

F. Rainfall intensities for rational method / / X

G. Curve Numbers for soil-cover-complex method X / /

H. Runoff coefficients for the rational method / / X

I. Volume control storage volume / / X

K. Common time of concentration / / X

L. Manning equation to calculate watercourse capacity X / /

403. Drainage Plan Contents / X /

See Attachment 1 for details.

See Attachment 1 for details.

Soil-cover-complex method used.

See Attachment 1 for details.



GREG ZEBROWSKI
Chair

STEVEN GLICKMAN
Vice Chair

PAMELA PEARSON
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

Planning for the Future of Lehigh and Northampton Counties at 961 Marcon Blvd., Ste 310, Allentown, PA 18109 ■ (610) 264-4544 ■ lvpic@lvpc.org ■ www.lvpc.org

March 12, 2021

RECEIVED
RECEPTIONIST

MAR 16 2021

SOUTH WHITEHALL TOWNSHIP

Mr. David Manhardt, Director
Community Development Department
South Whitehall Township
4444 Walbert Avenue
Allentown, Pennsylvania 18104

**Re: Hausman Road Warehouse Development
Plans Revised December 4, 2020
South Whitehall Township
Lehigh County**

Dear Mr. Manhardt:

The proposed storm drainage concept presented in the plans revised December 4, 2020 and storm drainage calculations revised December 2, 2020 has been reviewed for consistency with the *Little Lehigh Creek Watershed Act 167 Storm Water Management Ordinance*, June 1999. A checklist of the Act 167 review items is attached for your information. As indicated on the checklist, each item of the Drainage Plan has been reviewed for consistency with the Act 167 Ordinance. A brief narrative of the review findings is as follows:

The proposed development is located within drainage districts 174 and 176 of the Little Lehigh Creek Watershed as delineated in the Act 167 Plan. As such, the runoff control criteria for district 174 are a 30% Release Rate for the 2-year storm and a 90% Release Rate for the 10-, 25- and 100-year return period storms. The runoff control criteria for district 176 are a 30% Release Rate for the 2-year storm and a 70% Release Rate for the 10-, 25- and 100-year return period storms. Based on review of the plans and calculations, the Drainage Plan has been found to be consistent with the Act 167 requirements.

Note that only those details of the Drainage Plan included on the checklist have been covered by this review. **Therefore, notable portions of the Drainage Plan not reviewed include any aspect of the post-construction storm water management plan concerning water quality, the details and design of any proposed water quality BMPs, the Erosion and Sedimentation Control Plan and the details of the runoff collection system (piping).** These items are reviewed by the municipal engineer and/or others, as applicable.

Mr. David Manhardt
South Whitehall Township
March 12, 2021
Page 2

Please call me with any questions regarding these comments.

Sincerely yours,

A handwritten signature in blue ink that reads "Geoffrey A. Reese". The signature is fluid and cursive, with the first name being the most prominent.

Geoffrey A. Reese, PE
Director of Environmental Planning

Attachment

cc: Renee Bickel, SPHR, Township Manager
John Russek, Jr., PE, The Pidcock Company
Anthony F. Tallarida, PE, The Pidcock Company
Michael Minervini, PE, Liberty Engineering, Inc.
Lehigh County Conservation District

LVPC ACT 167 REVIEW CHECKLIST

Development Name: Hausman Road Warehouse Development
 Municipality: South Whitehall Township
 Date: March 12, 2021

Watershed: Little Lehigh Creek
 Reviewer: Geoffrey A. Reese, PE
 Checked by: _____

Ordinance Reference Item Consistency w/Ordinance
 Yes No N/A Comment

301.A-G. General storm water management requirements X / /
 H. Consideration of volume controls X / /

302.A,B. Applicable Storm Water Management Provisions

Subarea(s)	174	176	
Criteria	30%/90% RR	30%/70% RR	

Criteria Key: RR = release rate; CND = conditional no detention

303.A. Design consistency with applicable management provisions from 302.A. and B X / /
 B. Mapping of Storm Water Management District Boundaries X / /
 C. Downstream capacity analysis / / X
 D. Multiple discharge points within a single subarea X / /
 E,F. Multiple discharge points within multiple subareas / / X
 K. Documentation of no increase in peak or volume / / X
 L. Documentation of "no harm" downstream / / X
 M. Regional or subregional detention analysis / / X
 N. Capacity improvements analysis / / X

304.A. Computation method (rational or soil-cover-complex) X / /
 B. Verification of detention design by routing X / /
 C. Minimum detention pond freeboard specifications / / X
 E. Soil-cover-complex method design rainfall X / /
 F. Rainfall intensities for rational method / / X
 G. Curve Numbers for soil-cover-complex method X / /
 H. Runoff coefficients for the rational method / / X
 I. Volume control storage volume / / X
 K. Common time of concentration / / X
 L. Manning equation to calculate watercourse capacity X / /

Soil-cover-complex method used.

403. Drainage Plan Contents X / /



Lehigh County Conservation District

Lehigh County Agricultural Center, Suite 102
4184 Dorney Park Road, Allentown, PA 18104 - 5728

Telephone (610) 391-9583

FAX (610) 391-1131

December 28, 2020

Andrew Baldo
Forge Development Co.
840 West Hamilton St.
Allentown, PA 18101

Re: Completeness Notification Letter
Flex Building - 1215 Hausman Road
NPDES Permit Application No. PAD390171
South Whitehall Township, Lehigh County

Dear Mr. Baldo:

The Lehigh County Conservation District has reviewed the above referenced Application for completeness, and has determined that the Application is complete and technically adequate. The District will now proceed with the technical review of the Application. During the technical review, the adequacy of the application and its components will be evaluated to determine if sufficient information exists to render a decision on the technical merits of your Application.

If you have questions about your Application please contact Maggie Wallner by e-mail at mwallner@lehighconservation.org or by telephone at 610-391-9583 and refer to PAD390171.

Sincerely,

Holly Kaplan

Holly Kaplan
Assistant District Manager
Lehigh County Conservation District

cc: Michael Minervini, Liberty Engineering (email)
DEP Application Manager (email)
Gregg Adams, South Whitehall Township (email)
Ralph Russek, The Pidcock Co., South Whitehall Township Engineer (email)
File

Project Narrative

Zoning District: IC-1

Frontage Street: Hausman Road
Road Owner: South Whitehall Township

Parcel Owner Name: Lee A. Butz

Applicant Name: Forge Development Group

Existing Use: Undeveloped
Proposed Use: Flex Building

Lot Area: 10.0655 Acres
Number of Lots: 1

Proposed Building Size: 90,100 SF
Parking Count: 91 stalls provided

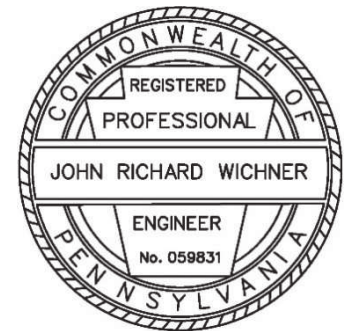
Water Service: Public
Sanitary Service: Public

Stormwater rate and volume to be controlled through underground detention basins and reuse of 2-year volume.

There are no nearby historic sites.

Transportation Impact Assessment for the Hausman Road Warehouse Development

South Whitehall Township, Lehigh County, PA



John R. Wichner

John R. Wichner, P.E., PTOE
Pennsylvania PE License Number PE059831

Prepared by
McMahon Associates, Inc.
840 W. Hamilton Street, Suite 622
Allentown, PA 18101
610.628.2994

Prepared for
Forge Development Group

April 2019
Revised September 2019
McMahon Project Number 918126.11

Executive Summary

Forge Development Group proposes to develop 90,100 square feet of Warehouse/Light Industrial Space along Hausman Road in South Whitehall Township, Lehigh County, Pennsylvania (**Figure 1**). Access to the site is proposed to be provided via one (1) full movement driveway along Hausman Road opposite an existing private driveway. A site plan, prepared by Liberty Engineering and dated February 11, 2019 is shown in **Figure 2**.

The scope of this Transportation Impact Assessment is based on email correspondence with the Township Engineer (The Pidcock Company) as well as PennDOT's guidelines, per the Department's *Publication 282, Appendix A Policies and Procedures for Transportation Impact Studies Related to Highway Occupancy Permits*, dated July 2017. Through this correspondence, it was determined that the previously approved Crackersport Road DC/Eck Road Warehouses Transportation Impact Study, completed by Langan Engineering and Environmental Services, Inc., dated December 17, 2018, would be the basis of this Transportation Impact Assessment. The email correspondence with the Township is included in **Appendix A** while information for the approved Crackersport Road DC/Eck Road Warehouses Transportation Impact Study is included in **Appendix B**.

The purpose of this Transportation Impact Assessment is to evaluate the traffic impacts of the proposed development. The scope of this study includes an evaluation of the future 2020 build-out year both without and with the development at the following study intersections:

- Route 309 (S.R. 0309) and Ridgeview Drive
- Hausman Road and Ridgeview Drive/Private Driveway
- Hausman Road and Private Driveway
- Hausman Road/Car Dealership Driveway and Crackersport Road

Based on trip generation data compiled for General Light Industrial (ITE Land Use Code 110) contained in the Institute of Transportation Engineers (ITE) publication entitled, *Trip Generation Manual, 10th Edition*, the proposed development will generate a total of approximately 41 (38 passenger cars and 3 trucks) "new" trips during the weekday morning peak hour and 34 (30 passenger cars and 4 trucks) "new" trips during the weekday afternoon peak hour.

Per the traffic evaluation, the following on-site and off-site traffic improvements are recommended to mitigate the proposed development impacts.

Site Access

Hausman Road and Site Access (opposite Private Driveway)

- Classified as a low volume driveway based on the anticipated daily traffic volumes.
- Provide one ingress and one egress lane for the access.
- Provide appropriate corner radius length, which will be verified based on the largest vehicle anticipated to utilize the driveway.
- Provide shoulder widening along site frontage consistent with the Township Ordinance.
- Clear vegetation along the site frontage to maintain adequate sight distance for vehicles exiting the proposed driveway.
- Provide stop control for the access approach.

Off-Site Intersections

Route 309 (S.R. 309) and Ridgeview Drive

- Signal retiming at this intersection is proposed in order to optimize the operations of the intersection to account for various nearby planned developments and the proposed development.

The traffic analyses contained herein reveal that efficient access to and from the proposed development can be provided, and furthermore, site-generated traffic can be accommodated at the study area intersections with the recommended improvements. Detailed results of the level-of-service and queuing analysis are contained in the matrices provided in **Tables 1 and 2**.

Table 1 - Level of Service Matrices

1. Route 309 (S.R. 0309) and Ridgeview Drive

Time Period		Weekday Morning Peak Hour		Weekday Afternoon Peak Hour	
Design Year		2020 Build-Out Year		2020 Build-Out Year	
Development Condition		w/o Dev	w/Dev Base	w/o Dev	w/Dev Base
Ridgeview Drive	Left	C	C	C	C
	EB Thru	22.1	23.0	22.9	23.1
	Right	C	C	C	C
	WB Thru	21.2	21.9	23.6	23.7
	Right	B	B	B	B
	WB Thru	12.6	13.1	16.4	16.5
Route 309 (S.R. 0309)	Left	E	E	E	E
	WB Thru	55.6	63.3	55.9	59.7
	Right	C	C	C	C
	Left	21.6	22.4	22.7	22.7
	Left	D	D	C	C
	NB Thru	39.8	46.8	21.5	22.1
	Thru/Right	C	B	C	C
	Left	20.1	19.0	20.3	20.3
	SB Thru	C	B	C	C
	Thru/Right	20.7	19.5	21.6	21.6
Overall	Left	C	C	C	C
	SB Thru	25.2	24.0	26.8	26.8
	Thru/Right	D	D	C	C
	Left	49.6	46.1	31.1	31.5
	Thru/Right	D	D	C	C
Overall	48.9	45.6	30.9	31.3	
Overall	D	D	C	C	
Overall	36.7	37.1	26.9	27.4	

Table 1 - Level of Service Matrices

2. Hausman Road and Ridgeview Drive/Private Driveway⁽¹⁾

Time Period		Weekday Morning Peak Hour		Weekday Afternoon Peak Hour	
Design Year		2020 Build-Out Year		2020 Build-Out Year	
Development Condition		w/o Dev	w/Dev Base	w/o Dev	w/Dev Base
Ridgeview Drive/Private Driveway	Left	A	A	A	A
	EB Thru	5.2	5.0	8.4	8.1
	Right				
	Left	A	A	A	A
Hausman Road	WB Thru	1.0	1.0	1.1	1.1
	Right				
	Left	A	A	A	B
	NB Thru	3.4	3.2	9.3	10.6
Overall	Left	A	A	A	A
	SB Thru	6.5	6.4	6.4	7.8
Overall		A	A	A	A
		1.7	1.6	5.4	6.0

(1) SimTraffic results were utilized as Synchro is unable to analyze intersections with three stop signs.

Table 1 - Level of Service Matrices

3. Hausman Road and Proposed Site Access/Existing Private Driveway

Time Period		Weekday Morning Peak Hour		Weekday Afternoon Peak Hour	
Design Year		2020 Build-Out Year		2020 Build-Out Year	
Development Condition		w/o Dev	w/Dev Base	w/o Dev	w/Dev Base
Proposed Site Access/Existing Private Driveway	Left		B		B
	EB Thru	(2)		(2)	
	Right		10.2		11.1
	Left		A		A
Hausman Road	WB Thru	8.4	8.5	9.5	9.6
	Right				
	Left		A		A
	NB Thru	(1)		(1)	
Hausman Road	Right		0.2		0.0
	Left				
Hausman Road	SB Thru	0.6	0.5	0.2	0.2
	Right				
Overall		A	A	A	A
		0.5	0.6	0.4	1.3

(1) Movement operates at free-flow conditions.

(2) Movement does not exist.

Table 1 - Level of Service Matrices

4. Hausman Road/Car Dealership Driveway and Crackersport Road

Time Period		Weekday Morning Peak Hour		Weekday Afternoon Peak Hour	
Design Year		2020 Build-Out Year		2020 Build-Out Year	
Development Condition		w/o Dev	w/Dev Base	w/o Dev	w/Dev Base
Crackersport Road	Left EB Thru Right	A 7.6	A 7.6	A 8.7	A 8.7
	Left WB Thru Right	A 4.0	A 4.0	A 0.6	A 0.6
	Left NB Thru Right	B 10.4	B 10.4	C 17.6	C 17.6
	Left SB Thru Right	A 9.6	A 9.6	B 11.5	B 11.5
Overall		A 9.1	A 9.1	B 10.6	B 10.6

Table 2 - 95th Percentile Queue Matrices
1. Route 309 (S.R. 0309) and Ridgeview Drive

Time Period		Current Storage ⁽¹⁾	Future Storage ⁽²⁾	Weekday Morning Peak Hour		Weekday Afternoon Peak Hour		
Design Year				2020 Build-Out Year		2020 Build-Out Year		
Development Condition				w/o Dev	w/Dev Base	w/o Dev	w/Dev Base	
Ridgeview Drive	Left	50'		25	25	25	25	
	EB Thru	60'		25	28	73	78	
		Right	60'		25	25	138	148
	WB Thru	Left	530'		438	463	333	340
		Right	1,000' +		43	48	25	25
Route 309 (S.R. 0309)	Left	350'		233	265	163	168	
	NB Thru	1,000' +		320	310	360	360	
		Thru/Right	1,000' +		313	303	345	345
	SB Thru	Left	330'		25	25	25	25
		Right	1,000' +		433	425	298	300
		Thru/Right	1,000' +		448	435	308	310

(1) Distance to adjacent intersections shown in italics.

(2) Future storage/distance to adjacent intersections shown if different/improved from existing conditions.

Table 2 - 95th Percentile Queue Matrices

2. Hausman Road and Ridgeview Drive/Private Driveway⁽³⁾

Time Period		Current Storage ⁽¹⁾	Future Storage ⁽²⁾	Weekday Morning Peak Hour		Weekday Afternoon Peak Hour	
Design Year				2020 Build-Out Year		2020 Build-Out Year	
Development Condition				w/o Dev	w/Dev Base	w/o Dev	w/Dev Base
Ridgeview Drive/Private Driveway	Left EB Thru Right	200		25	25	60	56
	Left WB Thru Right	60'		25	25	25	25
Hausman Road	Left NB Thru Right	1,000' +		75	78	154	168
	Left SB Thru Right	1,000' +		34	35	36	36

(1) Distance to adjacent intersections shown in italics.

(2) Future storage/distance to adjacent intersections shown if different/improved from existing conditions.

(3) SimTraffic results were utilized as Synchro is unable to analyze intersections with three stop signs.

Table 2 - 95th Percentile Queue Matrices

3. Hausman Road and Proposed Site Access/Private Driveway

Time Period		Current Storage ⁽¹⁾	Future Storage ⁽²⁾	Weekday Morning Peak Hour		Weekday Afternoon Peak Hour	
Design Year				2020 Build-Out Year		2020 Build-Out Year	
Development Condition				w/o Dev	w/Dev Base	w/o Dev	w/Dev Base
Proposed Site Access/Private Driveway	Left EB Thru Right		100'	(4)	0	(4)	25
	Left WB Thru Right	50'		0	0	25	25
Hausman Road	Left NB Thru Right	330'		(3)	0	(3)	0
	Left SB Thru Right	1,000' +		0	0	0	0

(1) Distance to adjacent intersections shown in italics.

(2) Future storage/distance to adjacent intersections shown if different/improved from existing conditions.

(3) Movement operates at free-flow conditions.

(4) Movement does not exist.

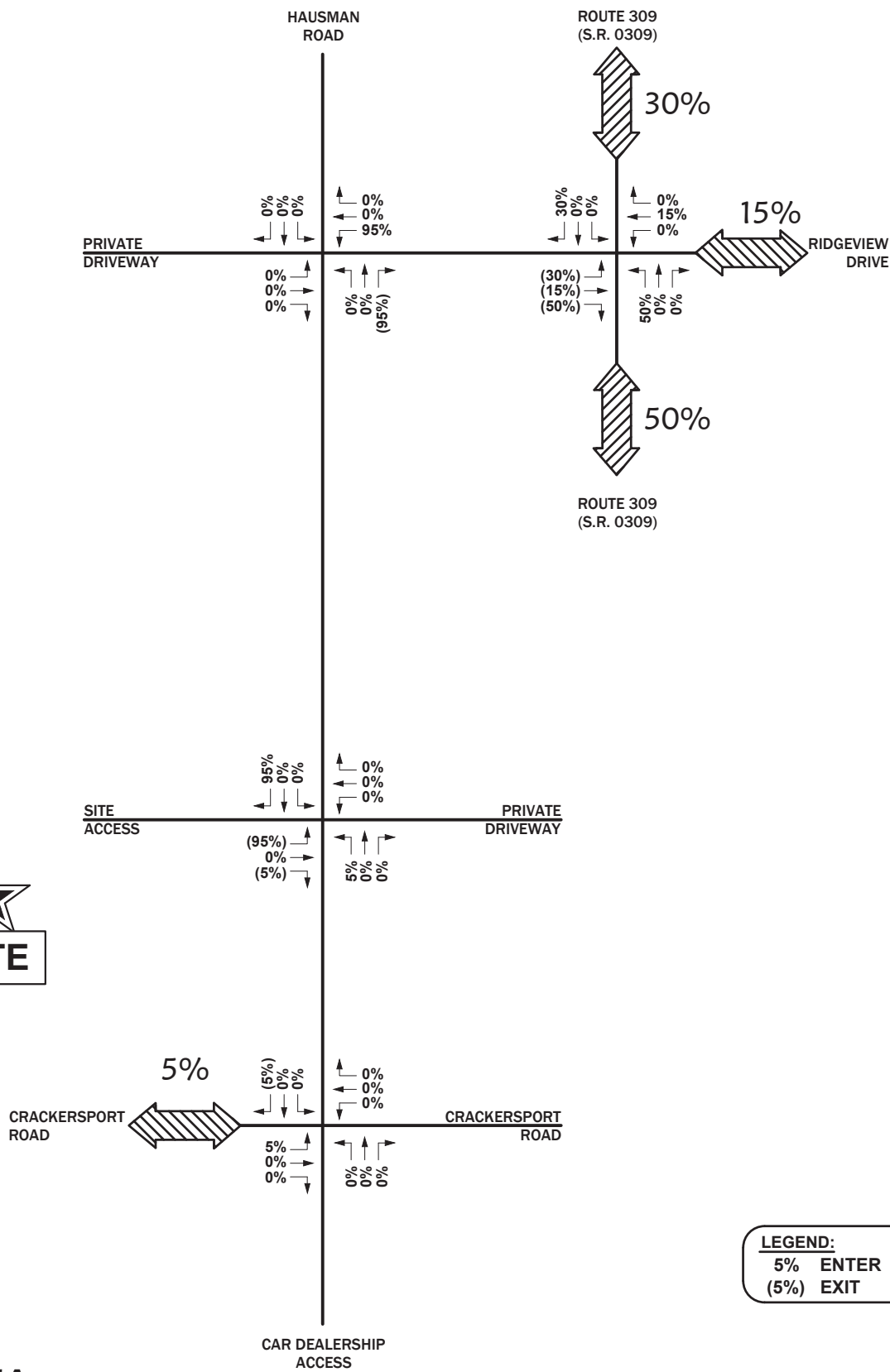
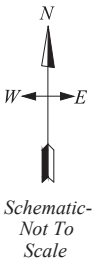
Table 2 - 95th Percentile Queue Matrices

4. Hausman Road/Car Dealership Driveway/Crackersport Road

Time Period		Current Storage ⁽¹⁾	Future Storage ⁽²⁾	Weekday Morning Peak Hour		Weekday Afternoon Peak Hour	
Design Year				2020 Build-Out Year		2020 Build-Out Year	
Development Condition				w/o Dev	w/Dev Base	w/o Dev	w/Dev Base
Crackersport Road	Left EB Thru Right	1,000' +		25	25	25	25
	WB Thru Right	500' +		0	0	0	0
Hausman Road/Car Dealership Driveway	Left NB Thru Right	100'		25	25	25	25
	Left SB Thru Right	1,000' +		25	25	25	25

(1) Distance to adjacent intersections shown in italics.

(2) Future storage/distance to adjacent intersections shown if different/improved from existing conditions.

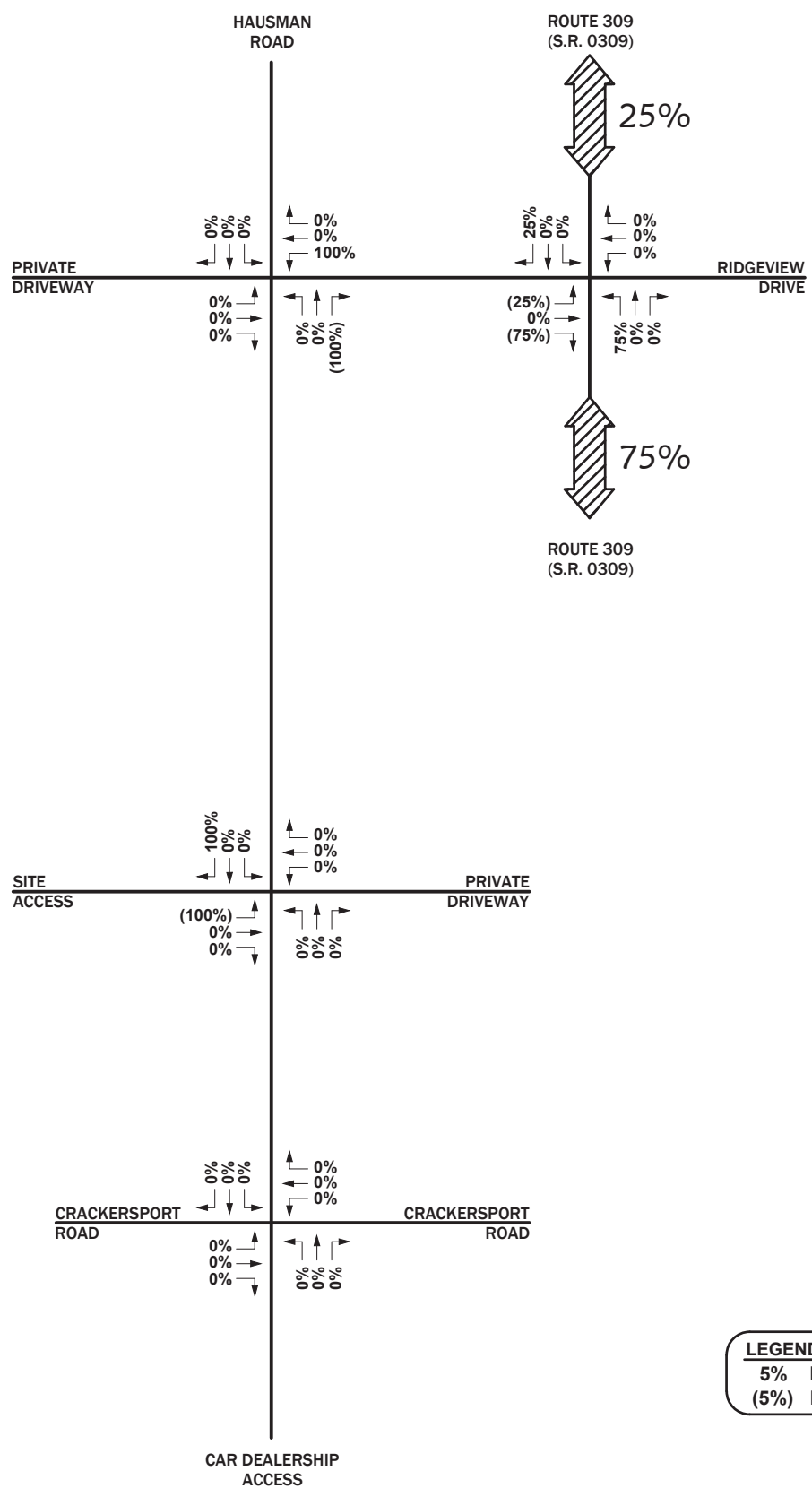
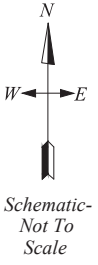


LEGEND:
 5% ENTER
 (5%) EXIT

FIGURE 4A
 "New" Trip Distributions - Passenger Cars

**HAUSMAN ROAD
 WAREHOUSE DEVELOPMENT
 SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PA**



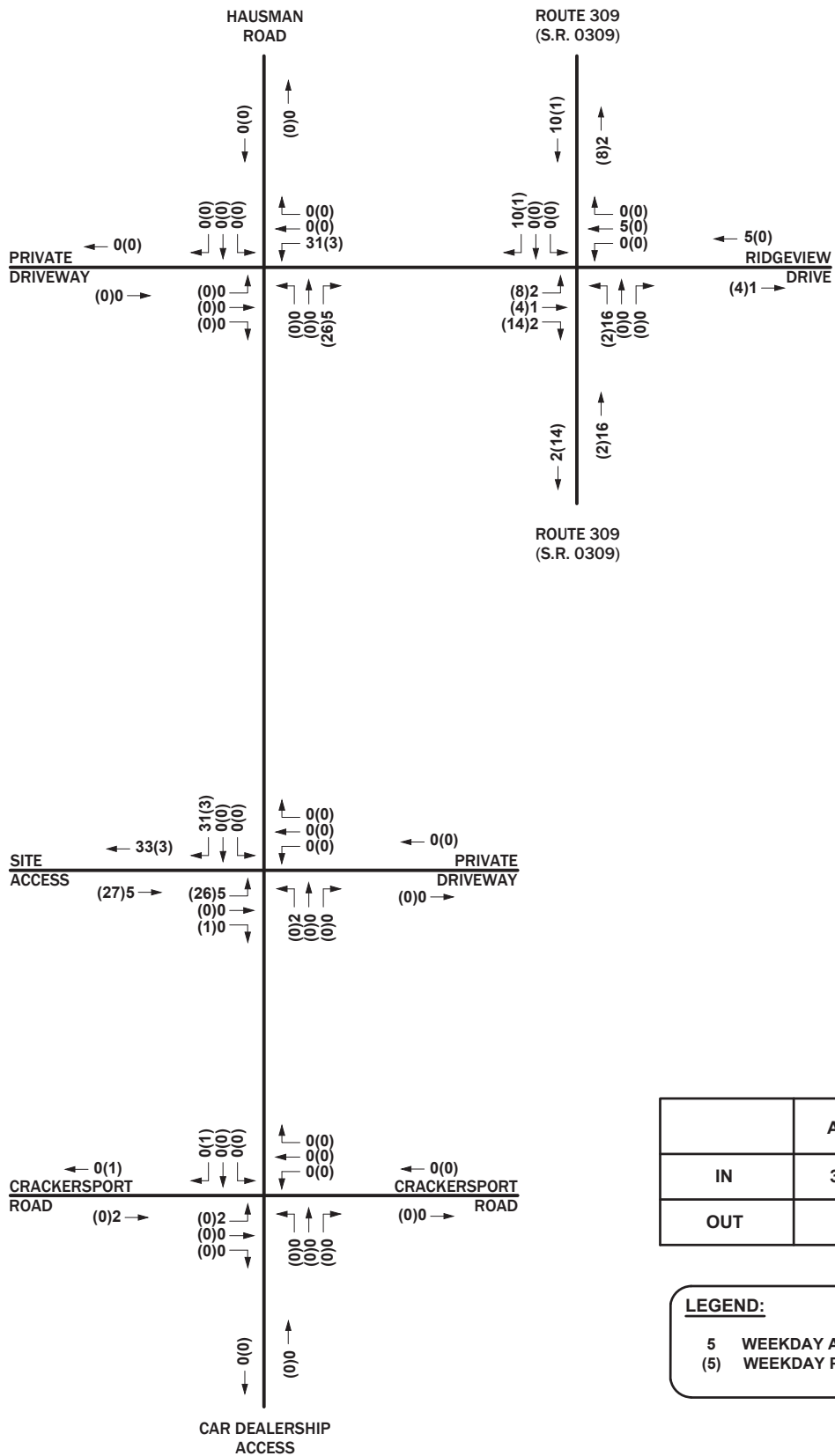
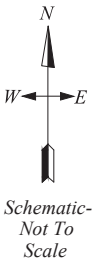


LEGEND:
 5% ENTER
 (5%) EXIT

FIGURE 4B
 "New" Trip Distributions - Trucks
HAUSMAN ROAD
WAREHOUSE DEVELOPMENT
SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PA



(2019/04/18) I:\eng\918126 - Hausman Road Warehouse\Dwg\Figures\Figure 4B.dwg



	AM	(PM)
IN	33	(3)
OUT	5	(27)

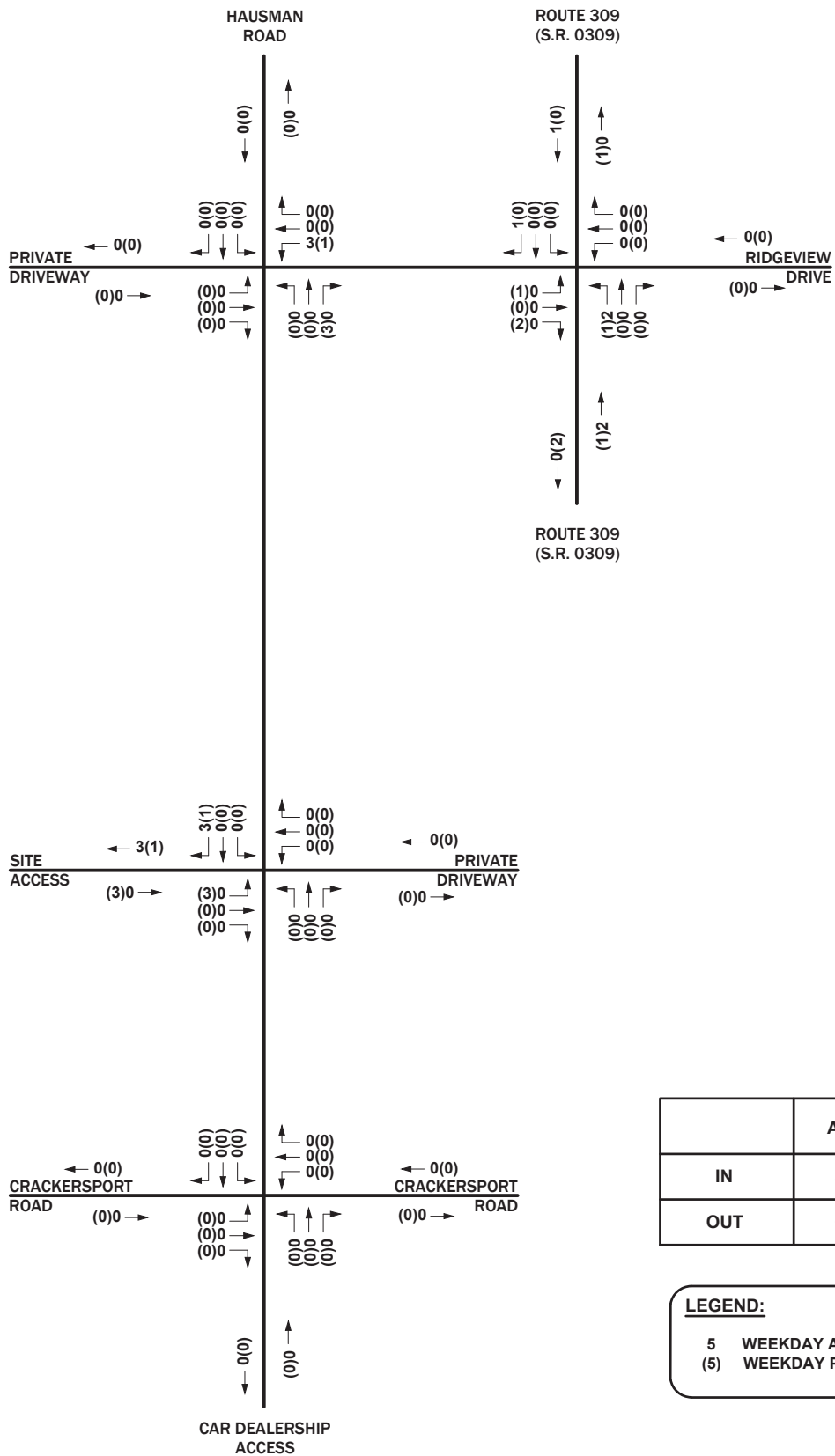
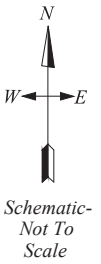
LEGEND:
 5 WEEKDAY AM PEAK HOUR
 (5) WEEKDAY PM PEAK HOUR

FIGURE 4C
 "New" Trip Assignments - Passenger Cars

**HAUSMAN ROAD
 WAREHOUSE DEVELOPMENT
 SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PA**



(2019/04/18) I:\eng\918126 - Hausman Road Warehouse\Drawings\Figure 4C.dwg



	AM	(PM)
IN	3	(1)
OUT	0	(3)

LEGEND:

5 WEEKDAY AM PEAK HOUR
 (5) WEEKDAY PM PEAK HOUR

FIGURE 4D
 "New" Trip Assignments - Trucks
HAUSMAN ROAD
WAREHOUSE DEVELOPMENT
 SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PA



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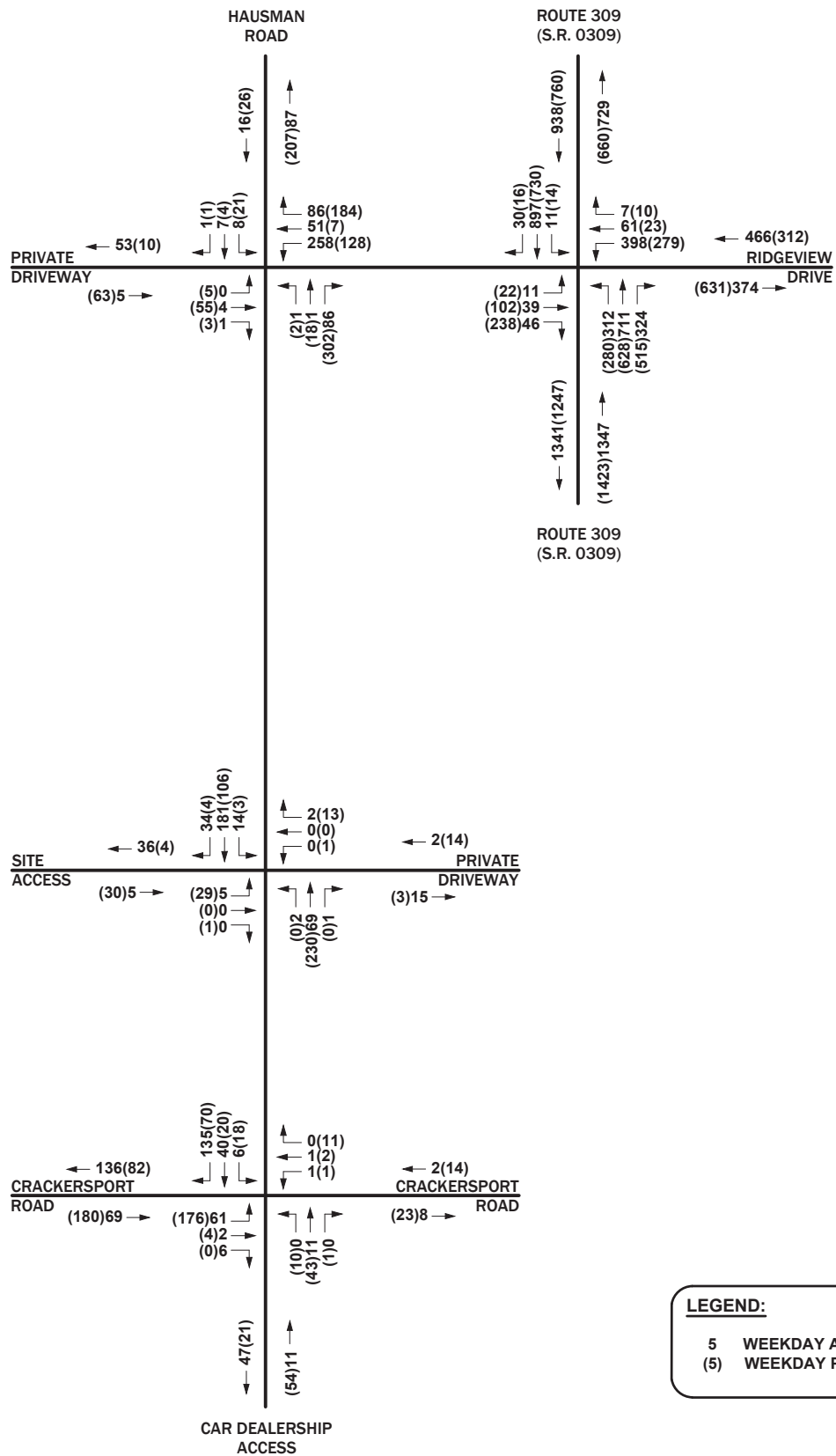
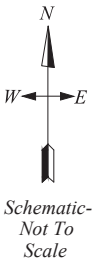


FIGURE 5A
 Future 2020 Peak Hour Traffic Volumes - with Development

HAUSMAN ROAD WAREHOUSE DEVELOPMENT

SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PA



**LOW-IMPACT HOME-BASED BUSSINESS
STAFF DRAFT ZONING ORDINANCE AMENDMENT**

ATTACHMENTS

- 1. Community Development Department Memorandum**
- 2. Proposed Amendments**

TO: PLANNING COMMISSION
FROM: GREGG R. ADAMS, PLANNER
SUBJECT: DRAFT LOW-IMPACT HOME-BASED BUSINESS AMENDMENT
STAFF ZONING ORDINANCE AMENDMENT
DATE: MAY 12, 2021
COPIES: R. BICKEL, R. COPE, D. MANHARDT, L. HARRIER, A. SILVERSTEIN, J. ZATOR, ESQ.,
J. ALDERFER, ESQ., S. PIDCOCK, A. TALLARIDA

Background:

With the on-going pandemic creating shifts in business models, staff has noticed an increase in requests for home-based businesses within the Township. The Township's current Ordinance was last amended in 2002 to accommodate a change to the Pennsylvania Municipalities Planning Code permitting No-Impact Home-Based Businesses. Staff opined that it is not advisable to deviate from the regulations as stipulated in the MPC and proposed to amend said Section to maintain greater consistency with the PA MPC. Staff then developed the following new regulations to permit Home-Based Businesses that, while maintaining the compatibility with and appearance and impact of a residential Use in accordance with the intention of the No-Impact Home-Based Business regulations, permits a Home-Based Business to exceed certain standards of the No-Impact Home-Based Business regulations with Zoning Hearing Board review and approval. These new standards would account for the businesses that may no longer comply with the proposed No-Impact Home-Based Business Section, such as Music Teachers and the like. The proposed new Section, "Low-Impact Home-Based Business", would allow public notice and comment on each proposed Home-Based Business, would allow the Zoning Hearing Board to review each proposed Home-Based Business in context with the surrounding neighborhood, and would allow the Zoning Hearing Board to impose additional conditions upon the Home-Based Business as part of the approval process.

1. Create a new Section 350-48(h)(5) Home-Based Business, No-Impact, move the current No-Impact Home-Based Businesses section to it, and amend the Section to more closely mirror the PA MPC definition more closely that the current Section does. The amendments below will bring the Section into exact consistency with the PA MPC, with the following exceptions:

Subsection (i) was originally included to maintain a municipal record of the No-Impact Home-Based Businesses within the Township and to ensure that said businesses are in compliance with the MPC’s requirements, and is being amended for clarity.

Subsections (ii) and (iv) were modified from the MPC’s language, “The business shall employ no employees other than family members residing in the dwelling.” Staff opines that this was to permit a No-Impact Home-Based Business to employ non-residents of the property, so long as the non-residents operated off-site at all times. Subsection (ii) also added a sentence to clarify that the approval of the business was limited to the property’s current owner and that future property owners would have to secure a Zoning permit to continue the Business. Staff proposes consolidating Subsections (ii) and (iv) and re-numbering the sections to be consistent with the order of the PA MPC.

350-48~~(n)(2)~~ No-Impact Home-Based Businesses (h)(5) Home-Based Business, No-Impact

(A) Definition: A business or commercial activity administered or conducted as an Accessory Use which is clearly secondary to the Use as a residential Dwelling and which involves no customer, client or patient traffic ~~(except with regard to music teachers, art instructors, or academic tutors)~~, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential Use.

(B) Use Classification: Residential

(C) Where Permitted:

Zoning District	RR-3	RR-2	RR	R-2	R-3	R-4	R-5	R-10	NC	OC	GC	GC-1	HC	HC-1	CR	IC-1	I
Primary																	
Accessory	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Special Exception																	
Conditional Use																	

(D) Minimum Off-Street Parking Calculations: Not Applicable.

(E) Additional Regulations:

(i) ~~A~~ Zoning Permits ~~are~~ **is** to be secured from the Community Development Department **for the No-Impact Home-Based Business**.

(ii) The business activity shall be compatible with the residential Use of the property and surrounding residential uses.

(iii) No-impact Home-based Businesses shall be owned and controlled by a resident of the property on which the activity takes place. **Only residents of the Dwelling unit may be employed onsite at the business.** Termination of residence by the owner who establishes the No-impact Home-

based Business shall automatically terminate the No-impact Home-based Business at that residence.

~~(iv) Only residents of the Dwelling unit may be employed onsite at the business.~~

(iv) There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.

(v) There shall be no **outside** appearance of a business Use, including, but not limited to, parking, signs or lights.

(vi) The business activity may not Use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical **or electronic** interference, including interference with radio or television reception, which is detectable on the adjacent Lots.

(vii) The business activity may not generate any solid waste or sewage discharge in volume or type, which is not normally associated with residential Use in the neighborhood.

~~(viii)~~ The business activity shall be conducted only within the Dwelling and may not occupy more than 25% of the gross Floor Area.

(ix) The business may not involve any illegal activity.

~~(xi) Special requirements for music teachers, art instructors, and academic tutors.~~

~~(a) Hours of operation shall be limited to 7:30 a.m. to 9:30 p.m.~~

~~(b) Sounds relating to the above occupations shall not be audible at the Lot Line of any adjacent Lots, without the express written approval of the occupants of the adjacent Lot; and~~

~~(c) No more than six (6) non-occupant students shall be present at the residence at any time.~~

~~(xii) The No Impact Home Based Business provisions of this Section shall not apply to Kennels permitted as residential accessory uses or to Family Day Care Homes.~~

2. Create a new Section 350-48(h)(4) Home-Based Business, Low-Impact to set requirements by which a Low-Impact Home-Based Business shall be permitted by Special Exception review and approval.

350-48(h)(4) Home-Based Business, Low-Impact

(A) *Definition: A business or commercial activity administered or conducted as an Accessory Use which is clearly secondary to the Primary residential Use, is compatible with the surrounding neighborhood, and produces no adverse impacts to the surrounding neighborhood.*

(B) *Use Classification: Residential*

(C) *Where Permitted:*

Zoning District	RR-3	RR-2	RR	R-2	R-3	R-4	R-5	R-10	NC	OC	GC	GC-1	HC	HC-1	CR	IC-1	I
Primary																	
Accessory																	
Special Exception	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Conditional Use																	

(D) *Minimum Off-Street Parking Calculations: Additional Parking as required by the Zoning Hearing Board*

(E) *Additional Regulations:*

(i) *A Low-Impact Home-Based Business shall be permitted by Special Exception subject to the standards and criteria set forth in the subsections below, as well as the minimum standards and criteria set forth in Section 350-16(i). The Zoning Hearing Board may, at their discretion, place additional conditions on the operations of the Low-Impact Home-Based Business related to (but not limited to) parking, buffering, hours of operation, and number and activity of customers and/or employee.*

(a) *All Low-Impact Home-Based Business-related activities on the site shall be controlled by a resident of the property on which the activity takes place.*

(b) *A Low-Impact Home-Based Business is only permitted in a Single Detached Dwelling Unit and associated Accessory structures.*

(c) *The business activity shall have the outward appearance of a residential Use and shall be compatible with the residential Use of the property and surrounding residential uses.*

(d) *The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical interference, including interference with radio or television reception, which is detectable on the adjacent Lots.*

(e) *The business activity may not generate any solid waste or sewage discharge in volume or type, which is not normally associated with residential Use in the neighborhood.*

(f) *The business will not generate traffic or on-street parking that adversely impact the neighborhood.*

(g) One non-resident employee may be permitted on-site at any one time.

(h) The business activity shall be conducted only within the Dwelling and associated Accessory structures and may not occupy more than 25% of the total gross Floor Area of the Dwelling and associated Accessory structures.

(i) Items related to the Low-Impact Home-Based Business, such as equipment or inventory, shall be stored within the dwelling or within a garage or accessory storage building while on the residential property. All vehicles, trailers or other similar towable equipment utilized by the business shall be stored within a garage while on the residential property.

(j) Applicants for Special Exception review of a Low-Impact Home-Based Business shall submit evidence that the proposed Low-Impact Home-Based Business will not adversely impact the surrounding neighborhood including, but not limited to, the impacts of the proposed hours of operations, number and activities of business-related people to be onsite, traffic, off-street and on-street parking, onsite location of equipment and storage, onsite lighting and signage, and deliveries and refuse collection.

(ii) The Low-Impact Home-Based Business provisions of this Section shall not apply to other Uses already defined within the Zoning Ordinance.

- 3. Renumber the existing Sections 350-48(n)(3) Nursing Home to Section 350-48(n)(2).**
- 4. Renumber the existing Sections 350-48(h)(4) through (h)(6) to Sections 350-48(h)(6) through (h)(8) to accommodate the new Sections 350-48(h)(4) and (h)(5) created above.**
- 5. Ensure all current links related to the impacted Sections above are amended as necessary.**

Staff appreciates any feedback the Planning Commission may give regarding this draft amendment. Staff intends to address any comments and return to the Planning Commission at a future meeting with a formal application.

Respectfully submitted,



**Gregg R. Adams, Planner
Community Development Department**